OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(15)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 17, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving allocation of up to $1,100,000.00 from Project 320 funds to Jessie Trice Community Health Center Inc. to fund certain eligible infrastructure projects and directing County Mayor to negotiate terms of related grant agreement pursuant to Bond Program's Administrative Rules and present such Grant Agreement or, alternatively, a report, for consideration by Board

Resolution No. R-423-16

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

Abigail Price-Williams
County Attorney

APW/smm

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 17, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(15)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(15)
5-17-16

RESOLUTION NO. R-423-16

RESOLUTION APPROVING ALLOCATION OF UP TO $1,100,000.00 FROM PROJECT 320 FUNDS TO JESSIE TRICE COMMUNITY HEALTH CENTER INC. TO FUND CERTAIN ELIGIBLE INFRASTRUCTURE PROJECTS AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE TERMS OF RELATED GRANT AGREEMENT PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH GRANT AGREEMENT OR, ALTERNATIVELY, A REPORT, FOR CONSIDERATION BY BOARD

WHEREAS, Appendix A to Resolution No. R-914-04 (the "Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "Bond Program") by project number, municipal project location, commission district, project description, street address, and project funding allocation; and

WHEREAS, one of the projects listed in Appendix A to the Public Infrastructure Resolution and approved by the voters for funding is Project No. 320 – Economic Development in Targeted Urban Areas ("Project 320") with a project description that states "Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs"; and

WHEREAS, the goal of Project 320 is to encourage private sector development that will create jobs and cause economic development which will have long term benefits to the community in Targeted Urban Areas; and

WHEREAS, Jessie Trice Community Health Center Inc. submitted an application, a copy of which is attached to this resolution as Exhibit A, for $1,100,000.00 of Project 320 funding in order to fund public infrastructure costs associated with senior housing and a community health facility ("Project"); and

WHEREAS, this Board wishes to allocate $1,100,000.00 of Project 320 funds to the Jessie Trice Community Health Center Inc. for the funding of public infrastructure costs for the Project upon certain economic development benchmarks being met and other requirements of the administrative rules of the Bond Program for Project 320, as amended by Resolution No. R-668-10 (the "Administrative Rules"); and

WHEREAS, the Grant Agreement between the County and Jessie Trice Community Health Center Inc. which incorporates such conditions shall be negotiated by the County Mayor within six months from the effective date of this resolution and shall be subsequently presented to this Board for approval, provided that, if negotiations are not complete, a report will be presented to this Board instead,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated in this Resolution.

Section 2. An allocation of $1,100,000.00 from Project 320 funds to Jessie Trice Community Health Center Inc. for the Project is approved, subject to the future consideration by this Board of a Grant Agreement between the County and Jessie Trice Community Health Center Inc.

Section 3. The County Mayor is directed to complete the negotiation of the terms of a Grant Agreement with Jessie Trice Community Health Center Inc. pursuant to the Administrative Rules within six months from the effective date of this resolution. The County Mayor shall present the negotiated Grant Agreement to this Board for its consideration, provided, however, if the County Mayor is unable to successfully negotiate the terms of such Grant Agreement within the requisite time period, a report detailing the status of the negotiations

shall be presented to this Board instead at its next scheduled meeting following the expiration of the negotiation period and placed on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	**aye**		
Esteban L. Bovo, Jr., Vice Chairman	**aye**		
Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**absent**	Barbara J. Jordan	**aye**
Dennis C. Moss	**absent**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of May, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JRA

Juliette R. Antoine

Exhibit A

Jessie Trice Community Health Center Inc. 320 Application

Economic Development Fund

Building Better Communities
General Obligation Bond Program

EDF General Project Overview

The Commons

Project Title

Jessie Trice Community Health Center Inc.

Name of Business

03-02-16

Date Submitted

After review of this *Project Overview* the Office of Economic Development and International Trade may request additional information including a business plan containing a market assessment, financial proformas, and development site plans. The submission of this project overview does not guarantee funding.

Jack Osterholt, Director
Regulatory and Economic Resources Department
STEPHEN P. CLARK CENTER, 111 N.W. 1st STREET, SUITE 1900
MIAMI, FLORIDA 33128
Telephone (305) 375-1254 Fax (305) 679-7895
www.miamidade.gov/oedit

MIAMI-DADE COUNTY

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW

MIAMI-DADE COUNTY

1. BUSINESS INFORMATION

A. Name of Business Unit: Jessie Trice Community Health Center Inc.

B. Mailing Address: 5607 NW 27th Avenue suite #1
Street Address

Miami | Florida | 33142
City | *State* | *Zip Code*

C. Primary Contact Person of Parent Company (if applicable):
Annie R. Neasman

D. Title: President & CEO

Mailing Address: 5607 NW 27th Avenue
Street Address

Miami | Florida | 33142
City | *State* | *Zip Code*

Telephone: 305-805-1700 **Fax:** 305-805-1715

Email: aneasman@jtchc.org **Website:** www.jtchc.org

E. Federal Employer Identification Number: 59-1235617

F. Unemployment Compensation Number: 9850820

G. Florida Sales Tax Registration Number: 85-8012557940C-0

H. What is the business's tax year? (ex: Jan 1 to Dec 31): February 1 to January 31

I. Is this business an active and duly registered for-profit Florida corporation?
Yes [X] No [ ] If no, please explain: _____

Indicate ownership status: (Note: Responding to this question is voluntary and not required. The County does not use this information as a factor in determining the award of County funds or contracts.) Check all that apply.
Minority Owned Business [X] Woman Owned Business [ ] Privately Owned Business [ ]
Publicly Owned Business [ ] None [ ]

Is this business an active and duly registered not-for-profit 501(C)(3) Florida corporation?
Yes [X] No [ ]

J. Will the business requesting grant funds own or lease the property where the project will be located?
Own [X] Lease [ ] (Note: Provide a copy of the deed showing ownership or a copy of the lease.)

K. If the business will own the property, is or will the property be encumbered by any mortgage and if so provide the balance of the mortgage(s). Yes, $300,000

2. PROJECT OVERVIEW

A. Which of the following best describes this business[1]:

[ ] New business unit to Miami-Dade County creating jobs.

[X] Existing Miami-Dade County business creating/expanding jobs in Miami-Dade.
(If an expansion, how many jobs are currently in the expanding business unit?) 45

[ ] Developer building new construction for business _____ (name of the company) that will be creating _____ jobs.

[1] Must be a separate business unit or reporting unit of a business unit that is or will be registered with the State of Florida for unemployment compensation purposes.

B. How many individuals are employed at all Florida locations? (FTE[2])

370 Employees

C. Are any jobs being transferred from other Florida locations? _____

Yes ☐ No ☒ If yes, how many jobs and from where? _____

Why are these jobs being transferred? _____

D. Project Location Information:

(i) What is the project's proposed location address:

2744 NW 207 STREET

Street Address

Miami Gardens | Florida | 33056

City | *State* | *Zip Code*

(ii) What is the project's current location address (if different):

Street Address

City | *State* | *Zip Code*

(iii) Is the project location within a current or proposed Brownfield site / area?

Yes ☒ No ☐ If yes, attach a copy of the official document designating the Brownfield area.

See Exhibit "A"

(iv) Is the project location in an Enterprise Zone, Empowerment Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami-Dade County, FL Code of Ordinances?

Yes ☒ No ☐ If yes, which zone? Northwest 27 Avenue Corridor (See Exhibit "B")

E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)

See Exhibit "C"

and supporting ancillary services.

F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.

See Exhibit "C"

G. Provide a complete project line item budget, including estimated cost, sources and uses of funds, a detailed description of project elements, and the portion of the project proposing to utilize Economic Development Fund grants. (EDF grants can only be used for public infrastructure.) See Exhibit "D"

H. What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County? (If sales are not a reasonable measure, use another basis for measure and provide explanation below.)

0 % Explain, if necessary: _____

[2] An FTE or "full-time equivalent" job implies at least 35 hours of paid work per week per employment position.

3. JOB AND WAGE OVERVIEW

A. How many new FTE jobs are to be created as part of this project? What are the initial average wage and benefits?

Occupation	Avg Wage	Avg Benefits	Year 2018	Year 20_19	Year 20_20	Year 20_21	Year 20__	Year 20__
Prof., Scientist	$1,295,865	$ 226,776	$1,334,741	$1,374,783	$1,416,027	$1,458,507		
Research Tech.	$391,900	$70,542	$403,657	$415,767	$428,240	$441,087		
Senior Mgmt	$0							
Admin. Support	$291,830	$52,529	$300,584	$309,602	$318,891	$328,457		
Production Wrkrs	$0							
Other	$86,320	$15,537	$88,909	$91,577	$94,324	$97,154		

Jobs created, continued

Occupation	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__
Prof., Scientist									
Research Tech.									
Senior Mgmt									
Admin. Support									
Production Wrkrs									
Other									

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Health Insurance, 401K, vacation & sick leave, Life, AD&D & long term disability.

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be retained as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) 0 (Note: EDF grants cannot be used solely for the purpose of retaining existing jobs.)

D. What is the business' principal industry classification code? (Use North American Industry Classification System – NAICS.): Healthcare 8000

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities:

Business Unit Activities	NAICS Code	% of Project Revenues (total = 100%)	Annualized Wages Total ($)
Healthcare	8000	73 %	$ 2,127,892
		%	$
		%	$

4. CAPITAL INVESTMENT OVERVIEW

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upg rading, replacing, or buying new equipment. Do not include the value of land purchased for construction of a new building but include architect, engineering and design costs). (See section B below)

B. **List the anticipated amount (thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project:** (Attach separate schedule if investment will be made over more than five years)

	Year ____	Year ____	Year ____	Year ____	Year ____
Land	$	$	$	$	$
New Construction (excl. public infrastructure)	$ 3.6mil	$	$	$	$
Building Renovations	$	$	$	$	$
Manufacturing Equipment	$	$	$	$	$
R & D Equipment	$	$	$	$	$
Other Equipment (computer equipment, office furniture, etc)	$ 350k	$	$	$	$
Total Capital Investment	$3.950mil	$	$	$	$

C. **What is the estimated square footage of the new or expanded facility?** 14,000 SF
D. **What is the deadline to make the location decision (date)?** N/A
E. **What is the anticipated date that construction will begin?** June 2016
F. **What is the anticipated construction completion date?** September 2017
(If this project is being built in phases, then provide a commencement and completion date for each phase.)
G. **What is the anticipated date that operations will commence?** January 2018
H. **Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project.**

5. PUBLIC INFRASTRUCTURE NEEDS

A. **Describe the type of public infrastructure investment needed.** 16" water line along NW 27th Avenue and new pump station.

B. **What is the total anticipated cost of public infrastructure needed for this project?** $1,100,000

C. **EDF grants will be disbursed only after the public infrastructure investments are complete and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs.** Private funds will be used.

6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

A. **Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida.** See Exhibit "E"

B. **Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median?** If yes, explain how that plan will be developed and implemented. Yes, See Exhibit "E"

C. **Will the business operations be conducted in LEED certified (or equivalent energy efficiency rating system) buildings?** If yes, at what level of certification

Yes [X] No [ ]
NGBS (National Green Building Standards)

D. List and explain any criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings (within the past 10 years) of the applicant or its parent company. Do not leave this question blank. If there are no issues to be identified, write "NONE." Failure to disclose this information may result in this application being denied. NONE

E. Is the company current with all its state, local and federal taxes? If no, please explain.

Yes [X] No [ ]

F. Provide any additional information you wish considered as part of this review of your request for incentives or items that may provide supplementary background information on your project or company.

7. SIGNATURES

Application Completed By:

Signature

Annie R. Neasman
Name

President & CEO
Title

Jessie Trice Community Health Center , Inc
Company

Address, if different than mailing address

305-418-1880
Phone number

305-805-1712
Fax Number

ANeasman@jtchc.org
Email Address

March 2, 2016
Date

Name of contact person, if different than above

Phone Number

Address

Address

ANeasman@jtchc.org
Email Address

To the best of my knowledge, the information included in this application is accurate.

Signature (Authorized Company Officer) REQUIRED

Annie R. Neasman
Name

President & CEO
Title

Jessie Trice Community Health Center ,Inc
Company

Address, if different than mailing address

Phone number

Fax Number

Email Address

Date

Florida Department of
Environmental Protection

Memorandum

FROM: Brownfields Liason

TO: File

DATE: November 15, 2008

SUBJECT: Transfer of Jurisdiction

The Carol City BFA brownfield area was created by Miami-Dade County Resolution No. 99-767 on July 13, 1999. Jurisdiction for the area was transferred to the City of Miami Gardens, upon incorporation of the City of Miami Gardens. Miami-Dade County Resolution No. R-149-08 adopted on July 11, 2008, removed the Carol City BFA brownfield area from the Miami-Dade County list of brownfield areas. A letter from Miami-Dade County to the City of Miami Gardens, documenting this information is included herein. The Carol City BFA brownfield area is now under the jurisdiction of the City of Miami Gardens.

MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

Environmental Resources Management
Pollution Control Division
701 NW 1st Court • 4th Floor
Miami, Florida 33136-3912
T 305-372-6700 F 305-372-6729

miamidade.gov

2008 AUG -4 AM 10: 47

July 28, 2008

Danny O. Crew, City Manager
City of Miami Gardens
1515 N.W. 167th Street, Suite 200
Miami Gardens, Florida 33169

CERTIFIED MAIL NO. 70031680000088256637
RETURN RECEIPT REQUESTED

Ron E. Williams, Village Manager
Village of Palmetto Bay
8950 SW 152nd Street
Palmetto Bay, Florida 33157

CERTIFIED MAIL NO. 70031680000088256620
RETURN RECEIPT REQUESTED

Steven J. Alexander, Town Manager
Town of Cutler Bay
10720 Caribbean Boulevard, Suite 105
Cutler Bay, Florida 33189

CERTIFIED MAIL NO. 70031680000088256569
RETURN RECEIPT REQUESTED

Dear Messrs. Crew, Williams and Alexander:

Pursuant to the Brownfields Redevelopment Act, Section 376.77-376.85, Florida Statutes (F.S.), local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate public health and environmental hazards, and to promote the creation of jobs and economic development in run-down, blighted, and/or underutilized areas. To that end, on July 13, 1999, the Miami-Dade County Board of County Commissioners approved Resolution Number R-767-99 and Ordinance Number 99-85, designating as brownfield areas all unincorporated areas of Miami-Dade County which are located inside the Urban Development Boundary, within Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and unincorporated areas eligible for Community Development Block Grants. The map of brownfield areas included in the 1999 resolution is attached herein as Exhibit A (see Figure 1 for a more legible copy of the brownfield area map). You will note that the historically designated brownfield areas Carol City Brownfield Area, Perrine Brownfield Area, and South Dade Brownfield Area fall within your municipal boundaries (Miami Gardens, Palmetto Bay, and Cutler Bay, respectively), as your municipalities were created subsequent to the designation of the brownfield areas in 1999.

Recent changes in the boundaries of the Enterprise Zones and Community Development Block Grant-eligible areas prompted Miami-Dade County to amend the map of brownfield areas to reflect these changes. Therefore, on February 5, 2008, the Board of County Commissioners approved Resolution Number R-149-08 and Ordinance Number 08-19, amending the Miami-Dade County Map of designated brownfield areas within certain unincorporated areas of Miami-Dade County. The enclosed Figure 2 (included as Exhibit A in Resolution Number R-149-08) depicts the new brownfield areas in unincorporated Miami-Dade County.

Miami-Dade County does not have the authority to designate new brownfield areas or modify or expand historically designated brownfield areas within municipally owned lands. As such, formerly designated brownfield areas within Miami Gardens, Palmetto Bay, and Cutler Bay will remain

brownfield areas unless the local government with jurisdiction takes action to remove, modify, or expand these areas.

If a local government wishes to designate a brownfield area for rehabilitation for the purposes of Sections 376.77-376.85, F.S., or modify/expand an existing brownfield area, it must notify the Florida Department of Environmental Protection (FDEP) of its decision to designate the area. The notification must include a resolution by the local government body. Additional information regarding the process to designate brownfield areas may be found on FDEP's website at: http://www.dep.state.fl.us/waste/categories/brownfields/pages/processes.htm.

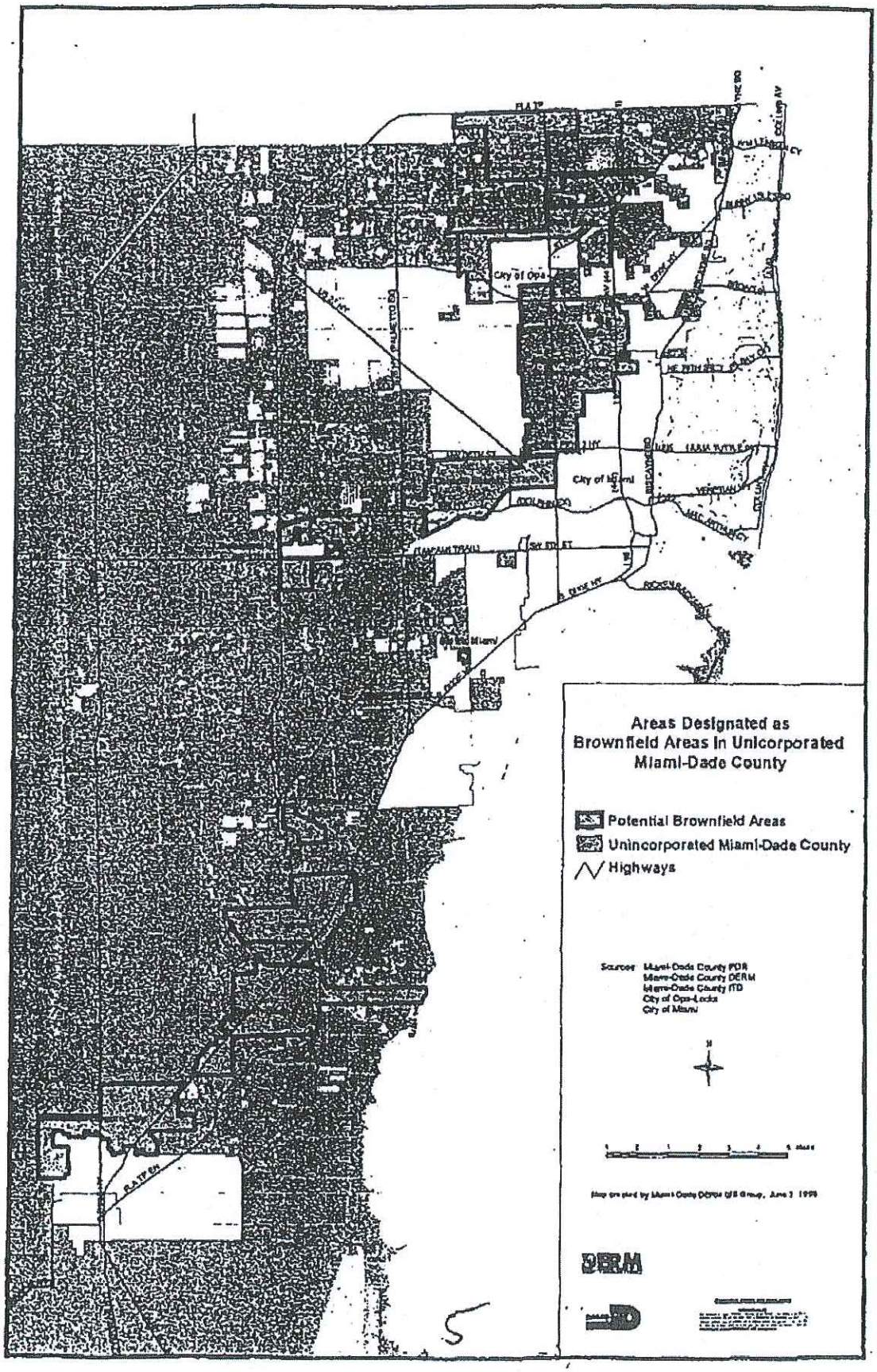
If you have any questions concerning the above, please contact Sandra Rezola of the Miami-Dade Department of Environmental Resources Management at (305) 372-6700.

Sincerely,

Wilbur Mayorga, P.E., Chief
Pollution Control Division

Enclosures (3)
pc: Kim Walker, Florida Brownfields Liaison, FDEP, 2600 Blair Stone Road, MS 4505, Tallahassee, Florida 32399
Art Torvela, P.E., Brownfields Coordinator, Waste Cleanup-Up Section, FDEP, 400 North Congress Avenue, Suite 200, West Palm Beach, Florida 33401

EXHIBIT A


City of Opa
City of Miami
Areas Designated as
Brownfield Areas In Unincorporated
Miami-Dade County
Potential Brownfield Areas
Unincorporated Miami-Dade County
Highways
Sources: Miami-Dade County PDR
Miami-Dade County DERM
Miami-Dade County ITD
City of Opa-Locka
City of Miami
DERM

5

Figure 1

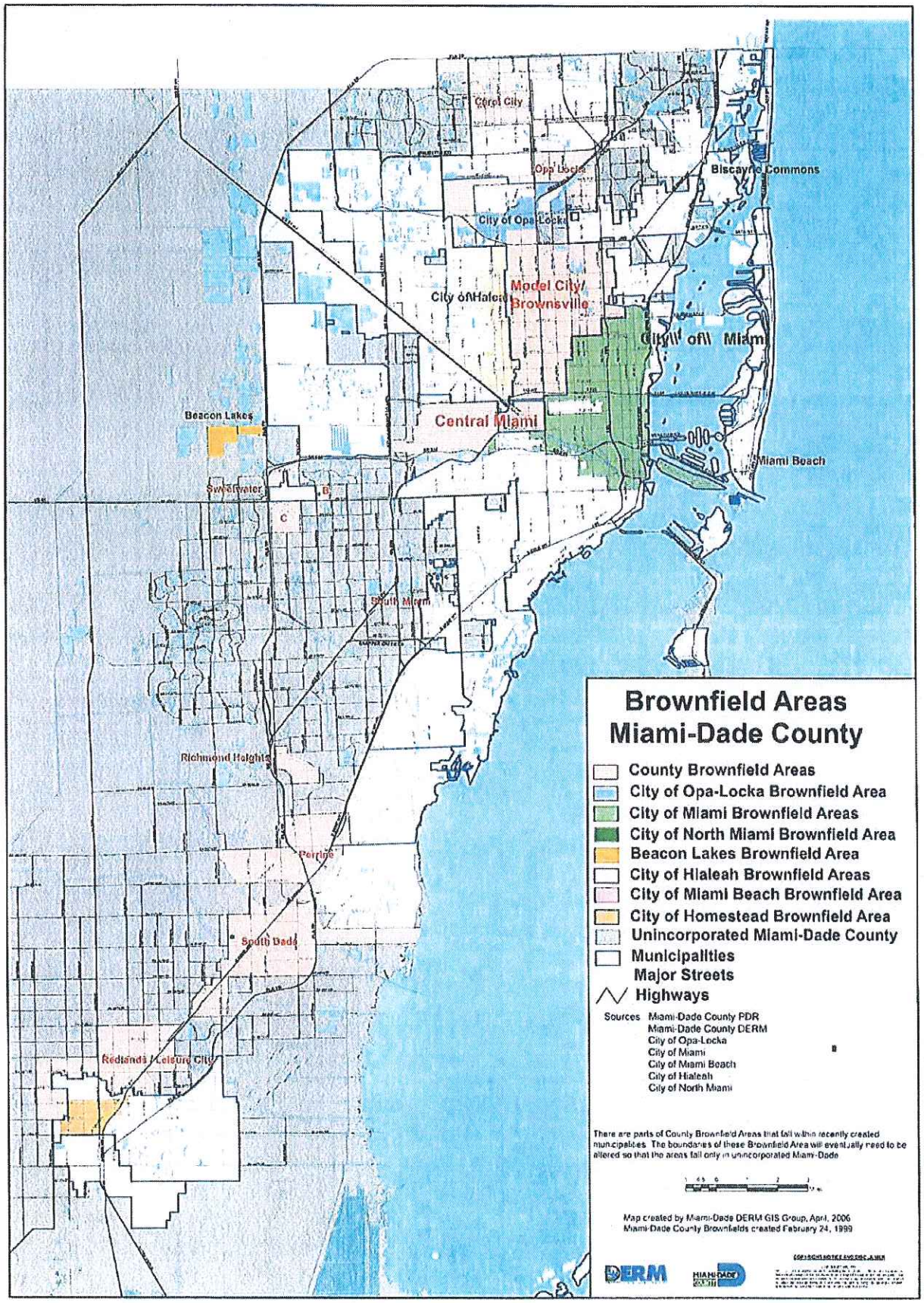
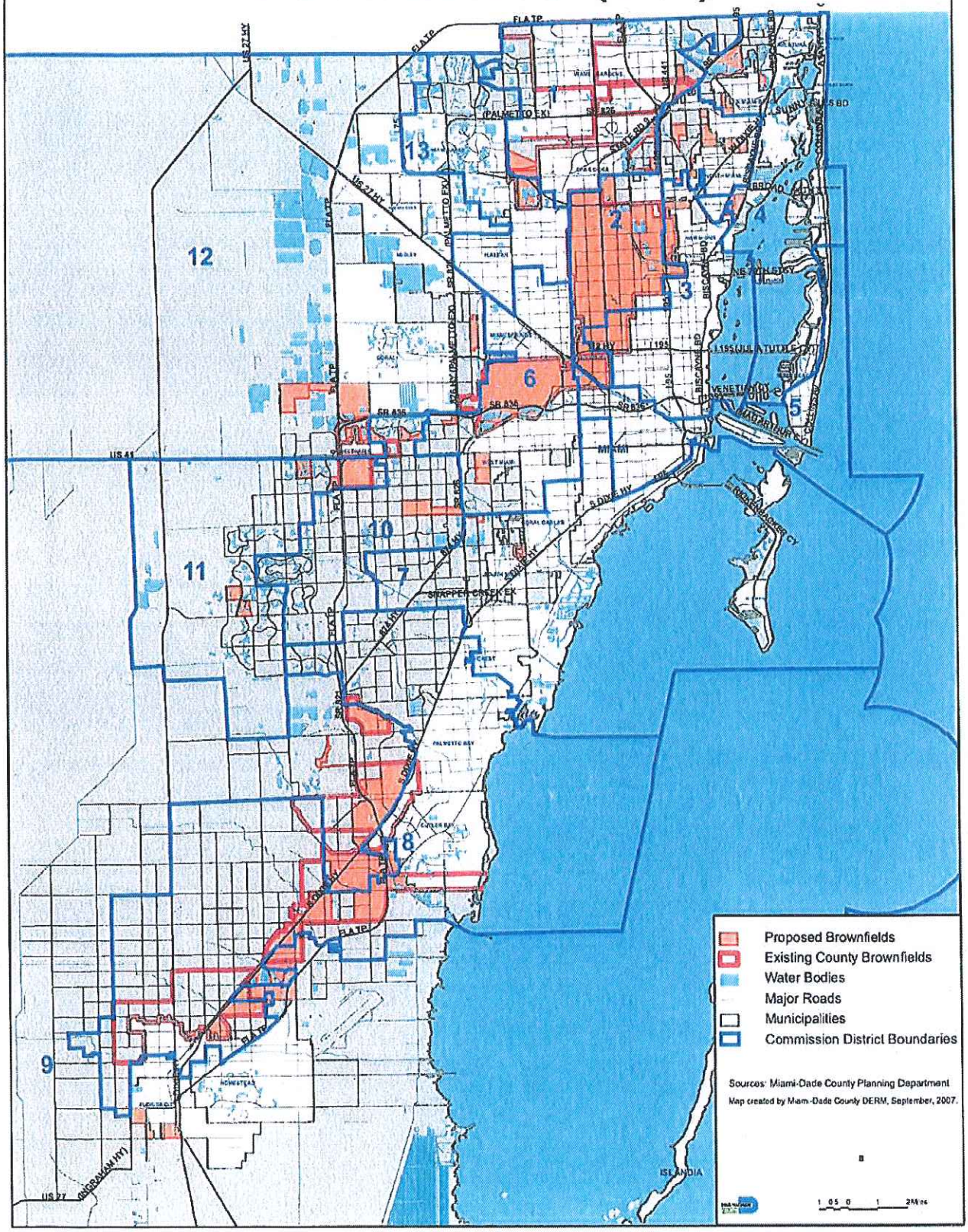

Carol City
Opa Locka
Biscayne Commons
City of Opa-Locka
City of Hialeah
Model City/
Brownsville
City of Miami
Beacon Lakes
Central Miami
Miami Beach
Sweetwater
B
C
South Miami
Richmond Heights
Perrine
South Dade
Redlands / Leisure City
Brownfield Areas
Miami-Dade County
County Brownfield Areas
City of Opa-Locka Brownfield Area
City of Miami Brownfield Areas
City of North Miami Brownfield Area
Beacon Lakes Brownfield Area
City of Hialeah Brownfield Areas
City of Miami Beach Brownfield Area
City of Homestead Brownfield Area
Unincorporated Miami-Dade County
Municipalities
Major Streets
Highways
Sources Miami-Dade County PDR
Miami-Dade County DERM
City of Opa-Locka
City of Miami
City of Miami Beach
City of Hialeah
City of North Miami
There are parts of County Brownfield Areas that fall within recently created municipalities. The boundaries of these Brownfield Area will eventually need to be altered so that the areas fall only in unincorporated Miami-Dade
Map created by Miami-Dade DERM GIS Group, April, 2006
Miami-Dade County Brownfields created February 24, 1999
DERM
MIAMI-DADE

Figure 2

Proposed and Existing Brownfield Areas (2007)



OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: February 5, 2008

To: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No.8(D)(1)(A)

Resolution R-149-08

Subject: Resolution Amending the Miami-Dade County Map of Designated Brownfield Areas Within Certain Unincorporated Areas of Miami-Dade County

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Recommendation
It is recommended that the Board of County Commissioners approve the attached resolution amending the map of designated brownfield areas within certain unincorporated areas of Miami-Dade County.

Scope
This resolution will be applicable to designated brownfield areas countywide.

Fiscal Impact/Funding Source
There will be no immediate fiscal impact due to the changes to designated brownfield areas. However, as properties in these areas are developed, new businesses will be created and will provide jobs and economic growth.

Track Record/Monitor
N/A

Background
On July 13, 1999, the Board of County Commissioners approved Resolution Number R-767-99 and Ordinance Number 99-85 designating as brownfield areas all unincorporated areas of Miami-Dade County which are located inside the Urban Development Boundary, within Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and unincorporated areas eligible for Community Development Block Grants. Both the ordinance and resolution had a brownfield area map attached and incorporated by reference. Since that date there have been changes to boundaries on the Miami-Dade County brownfield area map.

On November 15, 2005, the Board of County Commissioners approved Resolution Number R-1305-05, amending the boundaries of Miami-Dade County's Enterprise Zone. Further, the incorporation of the municipalities of Cutler Bay, Palmetto Bay, and Miami Gardens, requires changing the boundaries on the existing brownfield area map because several of the previously designated brownfields are no longer located in unincorporated Miami-Dade County. Boundaries for areas eligible for Community Development Block Grants have also changed based upon new census data. The required changes are attached hereto as Exhibit A to the proposed resolution.

Section 376.80(1), Florida Statutes, requires a local government with jurisdiction over brownfield areas to notify the Florida Department of Environmental Protection of the local government's decision to designate a brownfield area for rehabilitation pursuant to Sections 376.77-376.85, Florida Statutes. The required notification shall include a resolution by the local government body, to which is attached a map to delineate which parcels are to be included in the brownfield area. Changes to Chapter 24 of the Code of Miami-Dade County, Florida, require an ordinance. Consistency with state law and incorporation of the changes into Chapter 24 of the Code of Miami-Dade County, Florida, require that both a resolution and ordinance be presented to the Board for approval and enactment.

Assistant County Manager

NOTICE OF PUBLIC HEARING ON RESOLUTION AND ORDINANCE AMENDING THE MIAMI-DADE COUNTY MAP OF DESIGNATED BROWNFIELD AREAS WITHIN CERTAIN UNINCORPORATED AREAS OF MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY PROPOSES TO ADOPT THE FOLLOWING BY ORDINANCE AND RESOLUTION: AMENDING THE MIAMI-DADE COUNTY MAP OF DESIGNATED BROWNFIELD AREAS WITHIN CERTAIN UNINCORPORATED AREAS OF MIAMI-DADE COUNTY.

A Public Hearing on the resolution and ordinance will be held on the 11th day of December 2007 at 9:30 AM at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center, 111 NW 1st Street in Miami, Miami-Dade County, Florida.

Plans and details concerning the work requested in the application may be reviewed by interested persons at the office of the Miami-Dade County Department of Environmental Resources Management, 7th Floor, 701 N.W. 1st Court, Miami, Florida 33136.

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY: _____
Kay Sullivan, Deputy Clerk

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: February 5, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No.8(D)(1)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(D)(1)(A)
02-05-08

RESOLUTION NO. R-149-08

RESOLUTION AMENDING THE MIAMI-DADE COUNTY MAP OF DESIGNATED BROWNFIELD AREAS WITHIN CERTAIN UNINCORPORATED AREAS OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes set forth in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, Section 376.80(1) of the Florida Statutes provides for local governments to designate, by resolution, brownfield areas for the purposes of rehabilitation and economic development as set forth in Sections 376.77-376.85, Florida Statutes; and

WHEREAS, Miami-Dade County shall notify in writing the Florida Department of Environmental Protection of Miami-Dade County's designation of the brownfield areas,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board hereby amends the map of designated brownfield areas in Miami-Dade County, Florida, as same is set forth in attached Exhibit A, and said amended map is hereby adopted and incorporated herein by reference. Any changes, additions or deletions to said map shall be approved by the Board of County Commissioners by resolution and ordinance.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Carlos A. Gimenez and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman absent
Barbara J. Jordan, Vice-Chairwoman aye

Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	absent	Dennis C. Moss	absent
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	absent	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of February, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

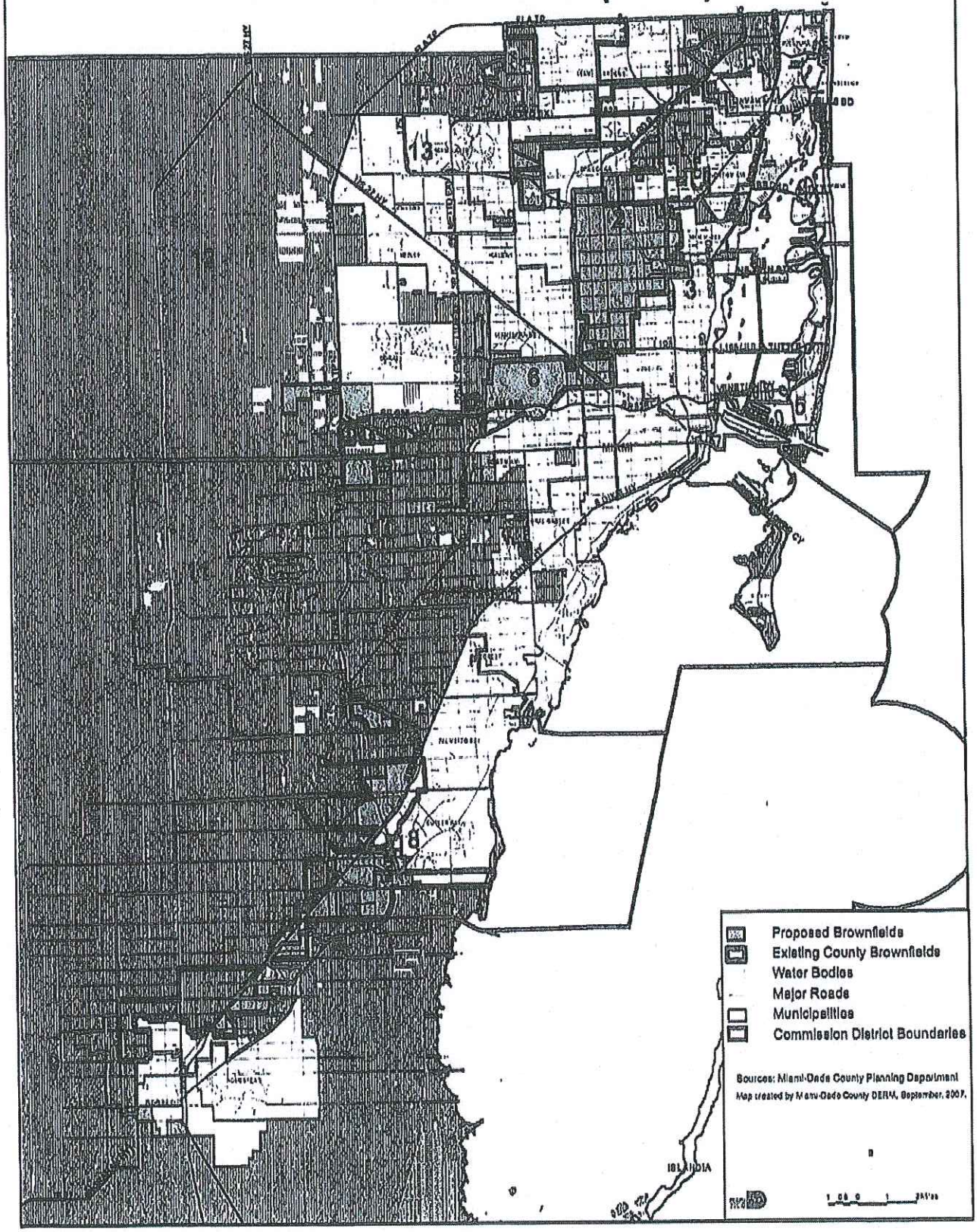
HARVEY RUVIN, CLERK

By Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. PST

Peter S. Tell

Proposed and Existing Brownfield Areas (2007)



MEMORANDUM

Agenda Item No. 6(D)(1)(D)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: July 13, 1999

SUBJECT: Resolution Designating Brownfield Areas Within the Unincorporated Portions of Miami-Dade County

FROM: M. R. Stierheim
County Manager

RECOMMENDATION

It is recommended that the Board adopt the attached resolution, which designates as brownfield areas all of the unincorporated areas of Miami-Dade County inside the Urban Development Boundary which are located within the Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and/or are areas eligible for Community Development Block Grants, as shown in Exhibit A.

BACKGROUND

On February 6, 1996, the Board of County Commissioners created the Brownfields Task Force authorizing them to review the potential for a brownfields program in Miami-Dade County. Over the past two and a half years, the Task Force has examined the economic and regulatory incentives needed to encourage the private sector to redevelop contaminated sites. As part of their duties, the Task Force also offered comments on the Brownfields Redevelopment Act for Florida during the legislative sessions of 1997 and 1998. The Task Force's final report, which was accepted by the Commission on March 18, 1999 (R-286-99), recommended that brownfield areas be designated by ordinance and resolution in order to expedite the redevelopment process. Designating the areas identified in Exhibit A completes the first step, as required by law, that allows redevelopers the opportunity to rehabilitate abandoned or underutilized properties in order to create economic growth in urban communities and to benefit from economic incentives provided by the state and local governments.

This item is being presented to the Board on the same agenda as the public hearing for the ordinance designating these same brownfield areas. The reason for both the resolution and ordinance is as follows: the Brownfield Redevelopment Act, through sec 376.80 (1) Florida Statutes, requires that "a local government with jurisdiction over the brownfield area must notify the department (Florida Department of Protection) of its decision to designate a brownfield area for rehabilitation for the purposes of ss. 376.77-.85. The notification must include a resolution, by the local government body..." The County Attorney's Office ruled that such a designation would have to be accomplished through an ordinance. However, it was confirmed through conversations with representatives from FDEP that an ordinance could not substitute for the resolution requirement dictated by state statute. Therefore, in order to meet the Task Force's objective and the state requirement, both an ordinance and resolution are necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. That this Board hereby designates as brownfield areas, those areas set forth on the map dated June 2, 1999 as set forth in Exhibit A attached hereto and incorporated herein by reference, which include all of the unincorporated areas of Miami-Dade County within the Urban Development Boundary of the Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and areas eligible for Community Development Block Grants.

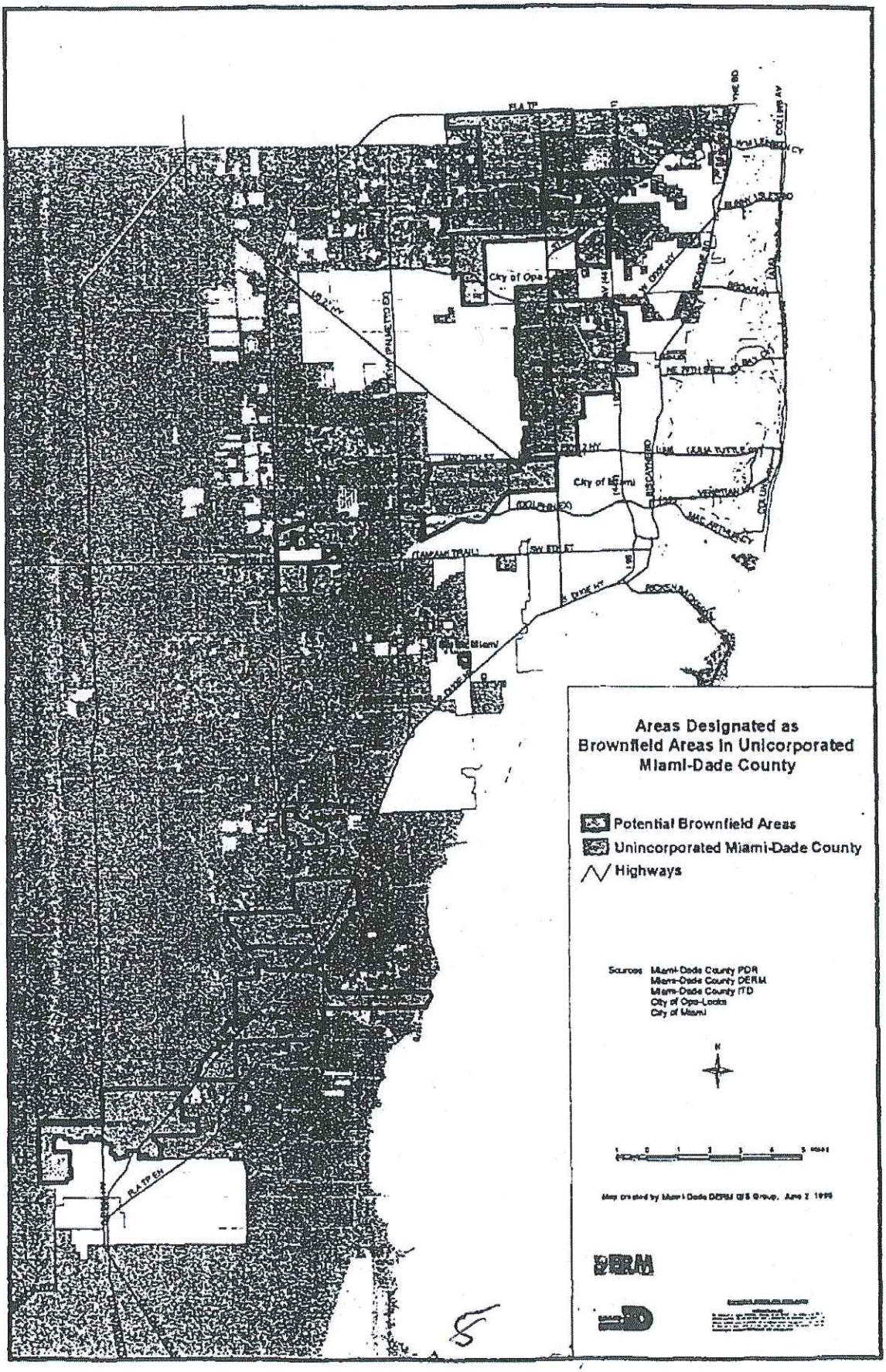
Section 2. The Director of the Department of Environmental Resources Management shall maintain the map of the aforesaid designated brownfield areas. The brownfield area map dated June 2, 1999, as may be amended from time to time, prepared by the Department of Environmental Resources Management is hereby adopted and incorporated herein by reference as attached Exhibit A. Any changes, additions or deletions to said map shall be approved by the Board of County Commissioners by resolution and ordinance.

The foregoing resolution was offered by Commissioner Katy Sorenson, who moved its adoption. The motion was seconded by Commissioner Dorrin D. Rolle, and upon being put to a vote, the vote was as follows:

Dr. Miriam Alonso	aye	Bruno A. Barreiro	aye
Dr. Barbara M. Carey-Shuler	aye	Miguel Díaz de la Portilla	absent
Betty T. Ferguson	aye	Gwen Margolis	aye
Natacha Seijas Millán	absent	Jimmy L. Morales	aye
Dennis C. Moss	aye	Pedro Reboredo	absent
Dorrin D. Rolle	aye	Katy Sorenson	aye

Javier D. Souto aye

EXHIBIT A


Areas Designated as
Brownfield Areas in Unicorporated
Miami-Dade County
Potential Brownfield Areas
Unincorporated Miami-Dade County
Highways
Sources Miami-Dade County PDR
Miami-Dade County DERM
Miami-Dade County ITD
City of Opa-Locka
City of Miami
City of Opa
City of Miami
DERM

MEMORANDUM

Agenda Item No. 7(C)

(Second Reading 2-1-11)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: November 4, 2010

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Ordinance amending Sections 30A-129 and 30A-135 of the Code relating to Taskforce on Urban economic revitalization

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.

R. A. Cuevas, Jr.
County Attorney

RAC/up

Memorandum

MIAMI-DADE COUNTY

Date: February 1, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Ordinance related to the Task Force on Urban Economic Revitalization amending definitions and spending in targeted urban areas

---

The proposed ordinance amending the definition and spending for target urban areas will not have a fiscal impact to the County.

Howard Piper
Special Assistant

Fis0911

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: February 1, 2011

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 7(C)

Please note any items checked.

- ✓ **"3-Day Rule" for committees applicable if raised**
- ✓ **6 weeks required between first reading and public hearing**
- ✓ **4 weeks notification to municipal officials required prior to public hearing**
- ____ **Decreases revenues or increases expenditures without balancing budget**
- ____ **Budget required**
- ____ **Statement of fiscal impact required**
- ____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**
- ____ **No committee review**
- ____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**
- ____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(C)
2-1-11

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 30A-129 AND 30A-135 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA RELATING TO TASK FORCE ON URBAN ECONOMIC REVITALIZATION; AMENDING DEFINITION OF TARGET URBAN AREAS; AMENDING PROVISION RELATED TO SPENDING IN TARGET URBAN AREAS; AND PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

WHEREAS, on April 15, 1997, the Board of County Commissioners adopted Ordinance No. 97-33, as amended by Ordinance No. 02-39, creating the Taskforce on Urban Economic Revitalization ("UERTF"), which is intended (1) to focus on Miami-Dade County's economic development process; (2) to encourage the formation of public and private partnerships working to revitalize certain Target Urban Areas ("TUA") through economic development; and (3) to place significant control over the funding of economic development projects in TUAs in the hands of a community-based County board; and

WHEREAS, in 1997, Ordinance No. 97-33, initially defined TUAs to include those certain geographical areas commonly known as Liberty City/Model City, Carol City, Goulds, Overtown, Little Haiti, Brownsville, Opa-locka, Richmond Heights, Homestead/Florida City, Coconut Grove, Northwest 27th Avenue Corridor, Northwest 183rd Street Corridor, West Little River, Princeton/Naranja, Leisure City, South Miami, and Perrine; and

WHEREAS, in accordance with Ordinance No. 97-33, TUAs were also defined to include those certain geographical areas in Miami-Dade County to be designated by the Federal government as empowerment zones; and

WHEREAS, certain maps or street descriptions (the "1997 Maps") setting forth the contiguous boundaries of the TUAs were attached to and incorporated by reference by Ordinance No. 97-33; and

WHEREAS, the 1997 Maps' contiguous boundaries were not clear when reproduced and do not include street descriptions of the TUAs; and

WHEREAS, the 1997 Maps also do not show the boundaries of the empowerment zones, since empowerment zones were created subsequent to the adoption of Ordinance No. 97-33 and are consequently not shown on any official maps; and

WHEREAS, since approximately 1999 the County has developed maps that clearly define the boundaries of the existing TUAs; and

WHEREAS, these maps have been previously utilized by this Board to define the TUAs; and

WHEREAS, for instance, on July 27, 1999, this Board adopted Ordinance No. 99-94 authorizing the County to apply to the United States Department of Housing and Urban Development for a 108 Program loan to be utilized in the TUAs; and

WHEREAS, that ordinance includes maps which clearly define the TUAs, exclusive of the boundaries and street descriptions of the empowerment zones; and

WHEREAS, on March 12, 2002, the Board amended Ordinance 97-33 by adopting Ordinance No. 02-39, to expand the definition of TUAs to include the following City of North Miami Districts: 7th Avenue District, Downtown District, West Dixie Highway District and

Biscayne Boulevard District and to include a map describing these districts ("North Miami District Map"); and

WHEREAS, the North Miami District Map does not clearly set forth the geographical boundaries with street descriptions; and

WHEREAS, this Board desires to amend the Code to incorporate maps that include clearly defined boundaries and street descriptions for each of the TUAs, including the empowerment zones; and

WHEREAS, this amendment would update, combine and codify the existing maps, for the benefit of the Board, the administration and any economic development entities; and

WHEREAS, prior to any expenditures in TUAs located within an incorporated municipality the Code requires the existence of an inter-local agreement; and

WHEREAS, the Board no longer wishes to require that the County enter into inter-local agreements with municipalities prior to such expenditures,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 30A-129 of the Code of Miami-Dade County, Florida is hereby amended as follows: [1]

Sec. 30A-129. Definitions.

For the purposes of this section the following definitions shall be effective:

* * *

[1] Words stricken through and/or >>double bracketed<< shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

(2) *Targeted urban areas* means those geographical areas commonly known as: Liberty City>>,<<[[/]] Model City >>/Brownsville<<, Carol City, Goulds, Overtown, Little Haiti, [[~~Brownsville,~~]] Opa-locka, Richmond Heights, Homestead>>,<< [[/]]Florida City, Coconut Grove, Northwest 27th Avenue Corridor, Northwest 183rd Street Corridor, West Little River, Princeton/Naranja, Leisure City, South Miami, Perrine and the >>following<< City of North Miami[[~~'s~~]] >>Districts:<< 7th Avenue District, Downtown District, West Dixie Highway District and Biscayne Boulevard District. Any geographic locations in Miami-Dade County which are designated by the Federal Government as empowerment zones shall be included in the definition of targeted urban areas at the time of such designation. Maps or street descriptions setting forth the contiguous boundaries of the targeted urban areas, which are [[~~attached to this article as~~]] >>more fully described in<< Exhibit A >>that is attached to this ordinance<< [[~~and on file with the Clerk of the Board of County Commissioners~~]], are hereby incorporated herein by reference. >>Exhibit A shall replace any prior maps describing the target urban areas, which are currently on file with the Clerk of the Board of County Commissioners. The Clerk of the Board is directed to file Exhibit A upon the effective date of this ordinance.<<

* * *

Section 2. Section 30A-135 of the Code of Miami-Dade County, Florida is hereby amended as follows:

Sec. 30A-135. County spending in targeted urban areas to be in accordance with the Plan.

All County funds expended for Urban Economic Revitalization purposes on projects to be implemented partially or wholly within targeted urban areas, shall be spent in accordance with the priorities established by the Plan.

[[~~Any expenditures for urban economic revitalization purposes made by Miami-Dade County in an incorporated municipality shall be made only pursuant to an inter-local agreement approved by the municipalities and the Board.~~]]

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be re-numbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency.

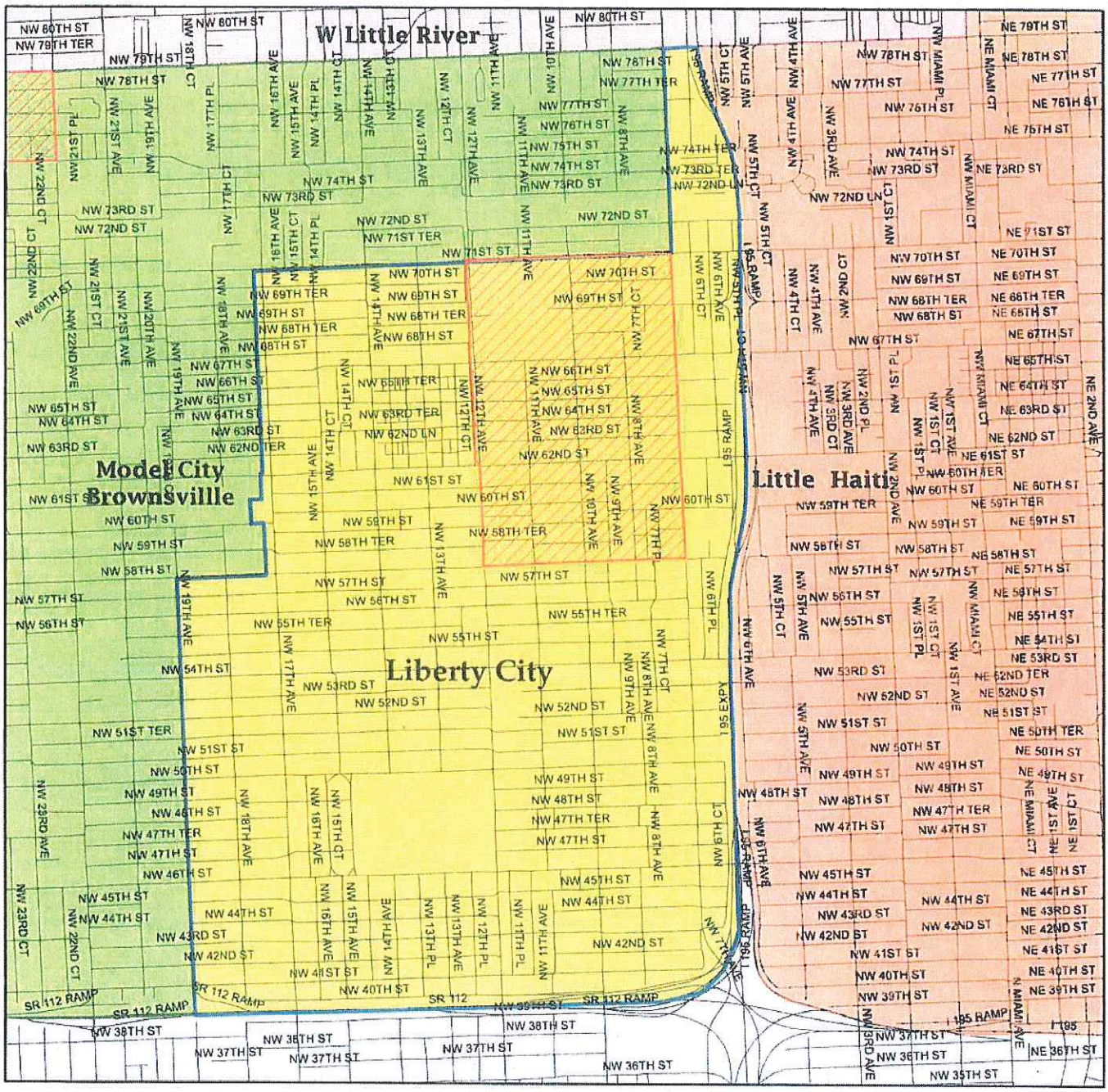
Prepared by:

Terrence A. Smith

Prime Sponsor: Vice Chairwoman Audrey M. Edmonson

LIBERTY CITY
TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

0 1
Miles

OCTOBER 2010

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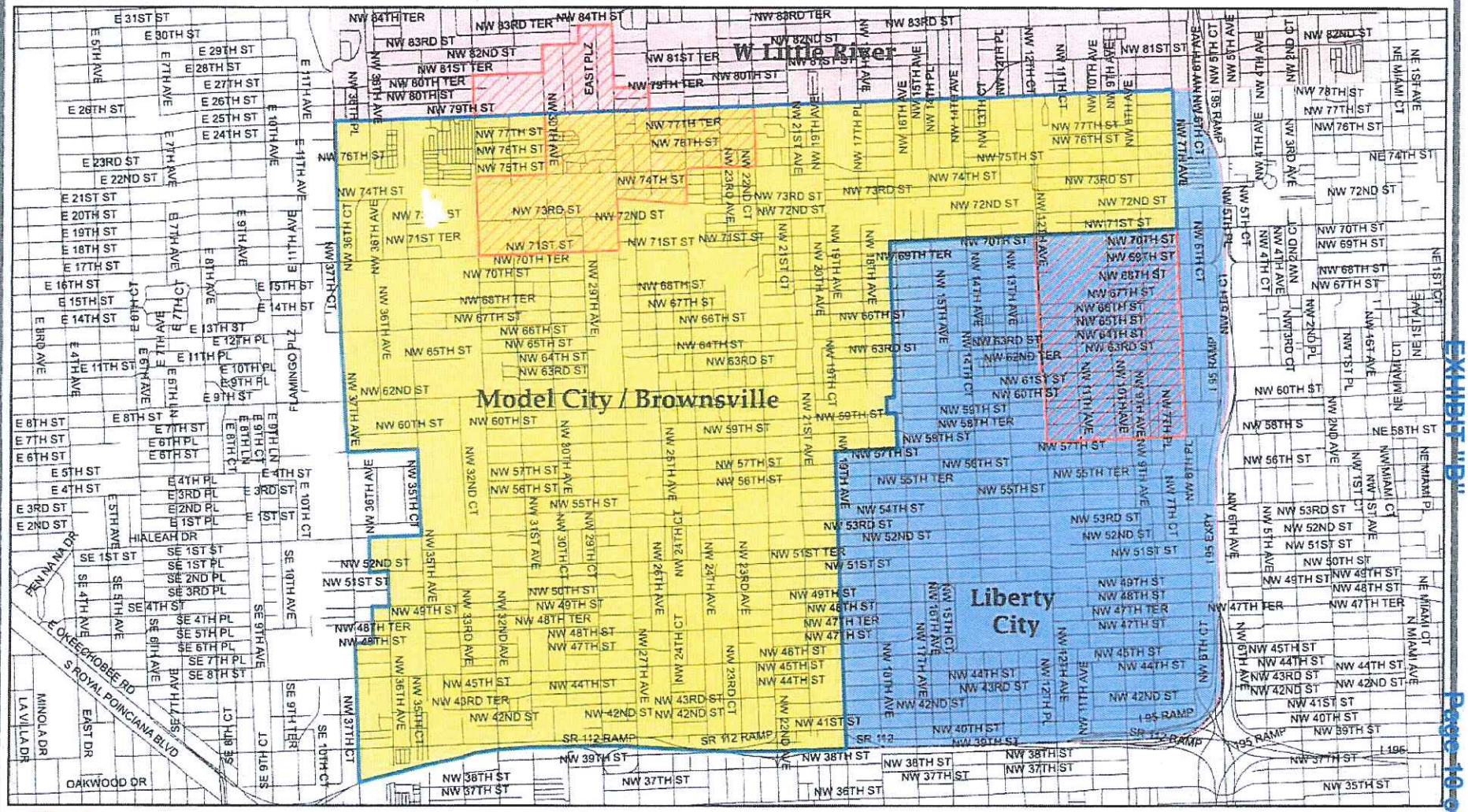
PLANNING RESEARCH SECTION

MODEL CITY / BROWNSVILLE
TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

0 0.5 1 1.5
Miles

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MIAMI-DADE COUNTY

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

OCTOBER 2010

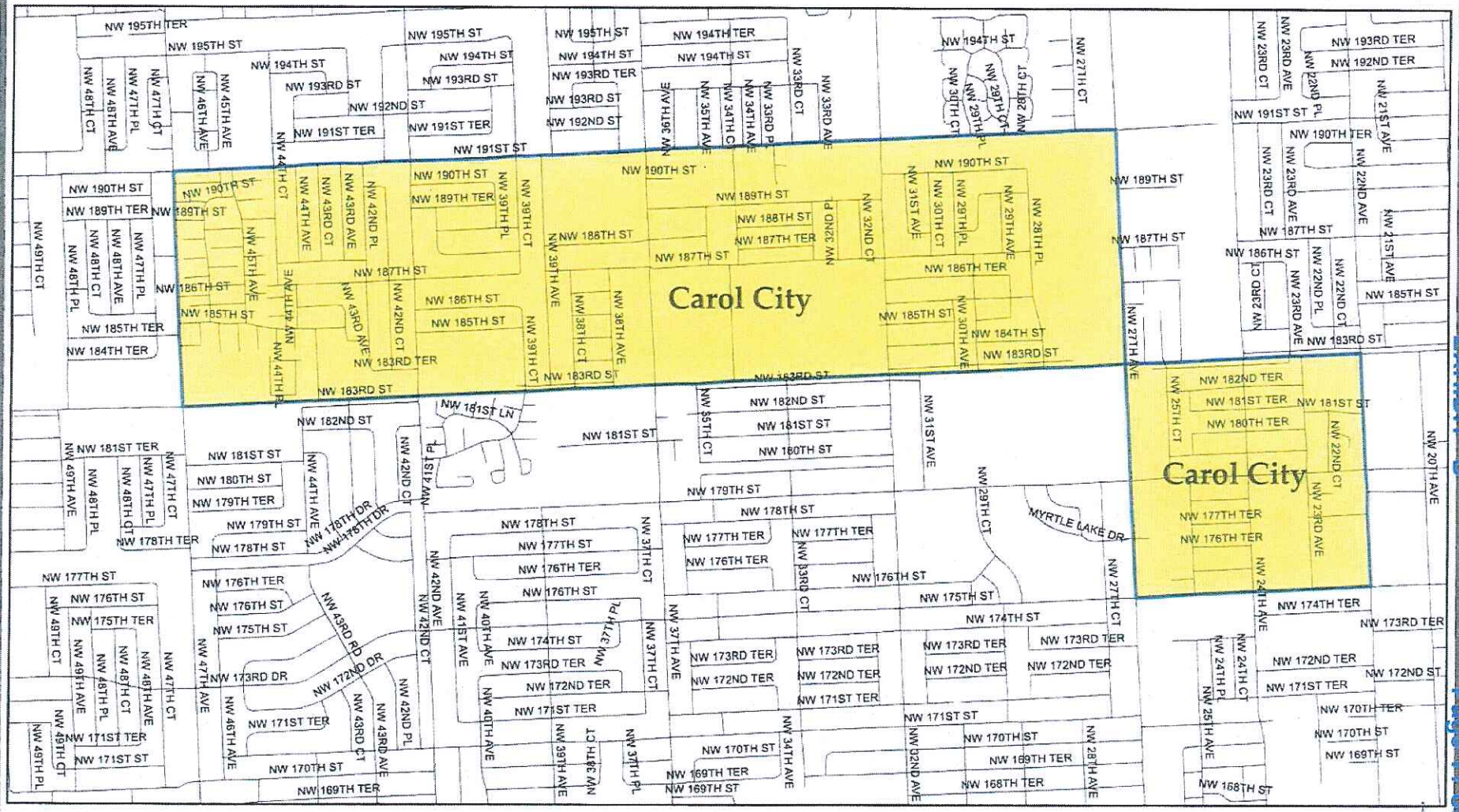
EXHIBIT "B"

Page 10 of 36

37

10

CAROL CITY
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA



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OCTOBER 2010

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

38

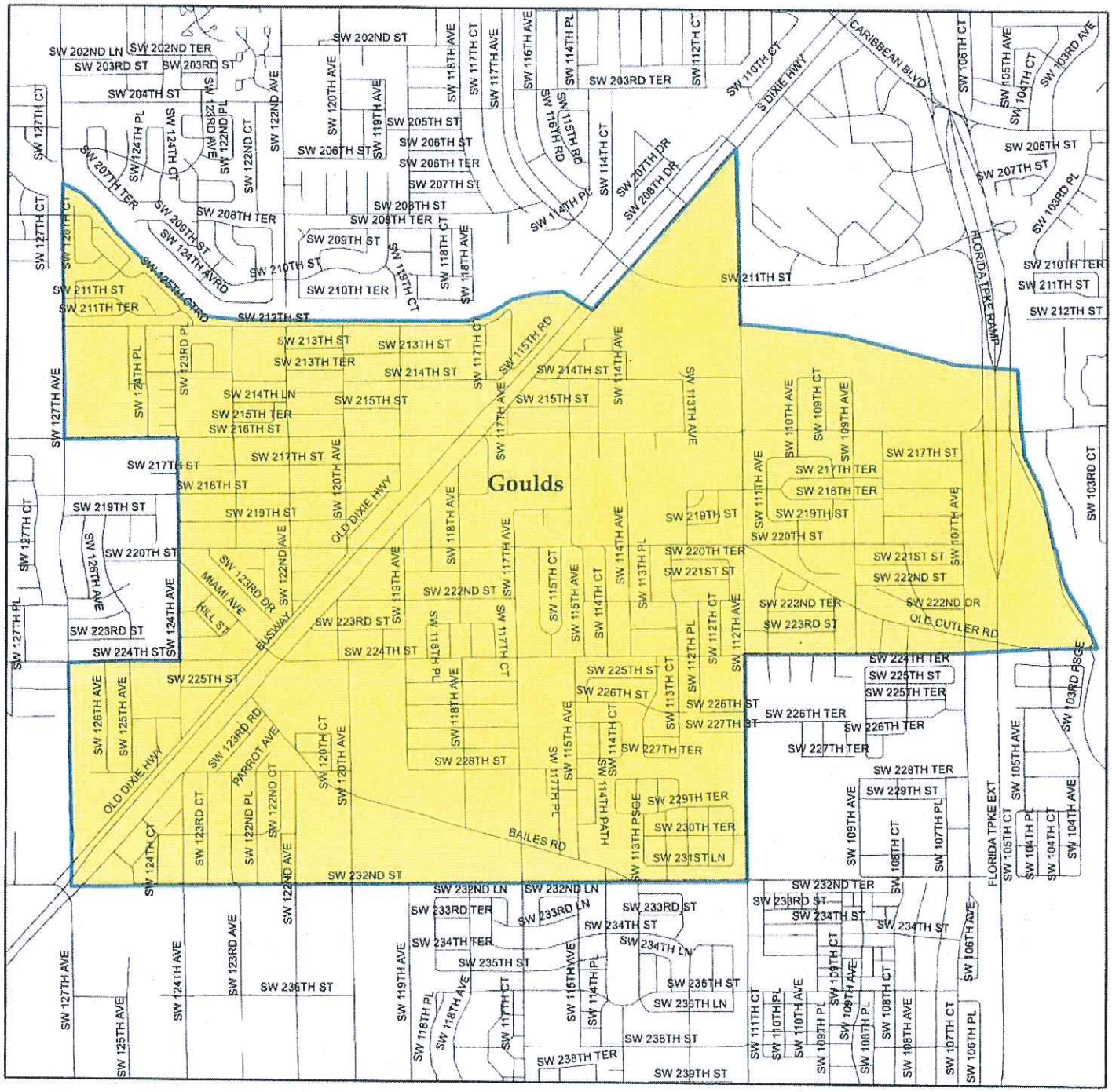
EXHIBIT "B"

Page 11 of 25

GOULDS

TARGETED URBAN AREA

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

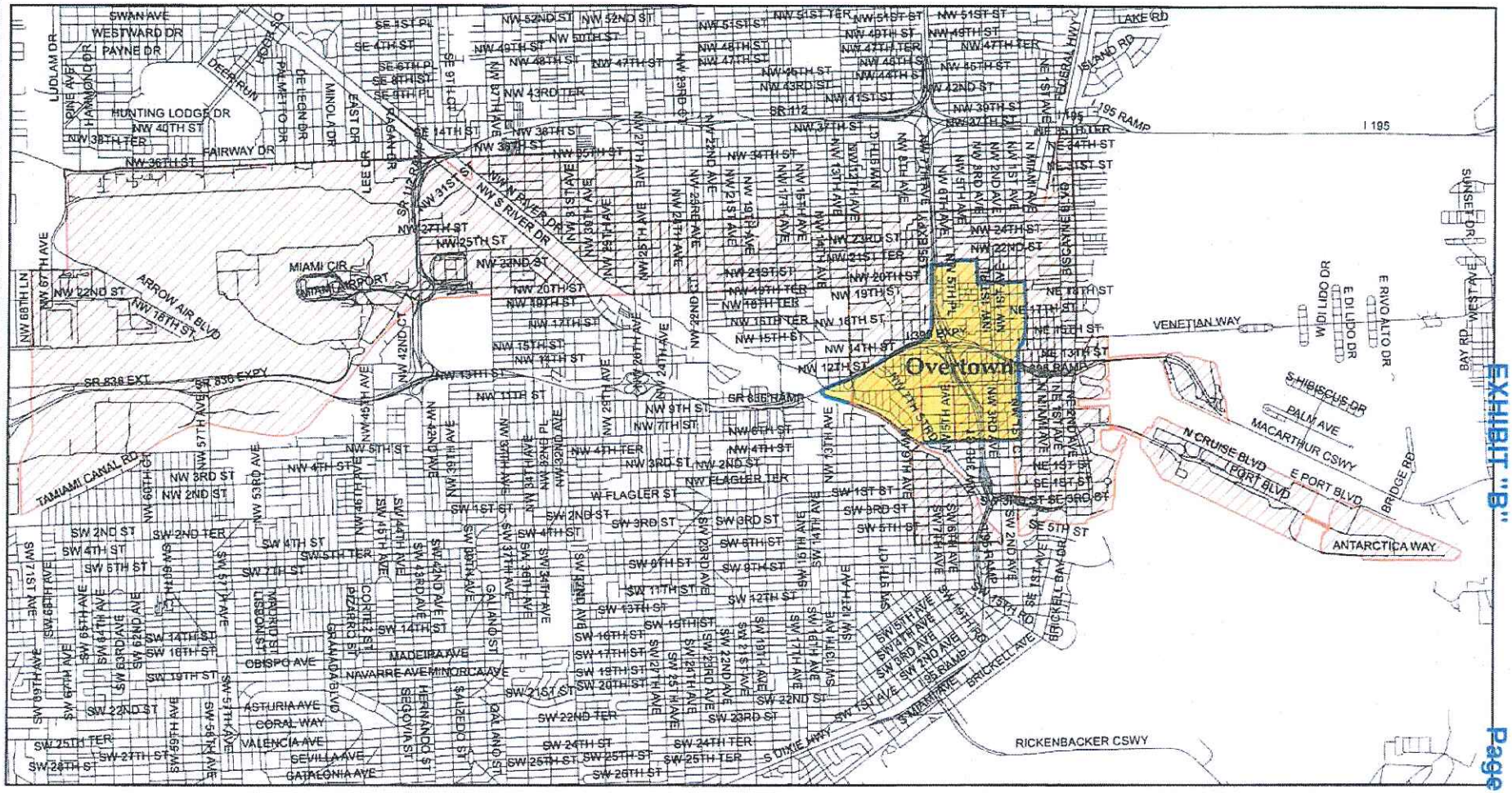
0 0.25 0.5
Miles

OCTOBER 2010

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

OVERTOWN
TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

0 1 2 3
Miles

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MIAMI-DADE COUNTY

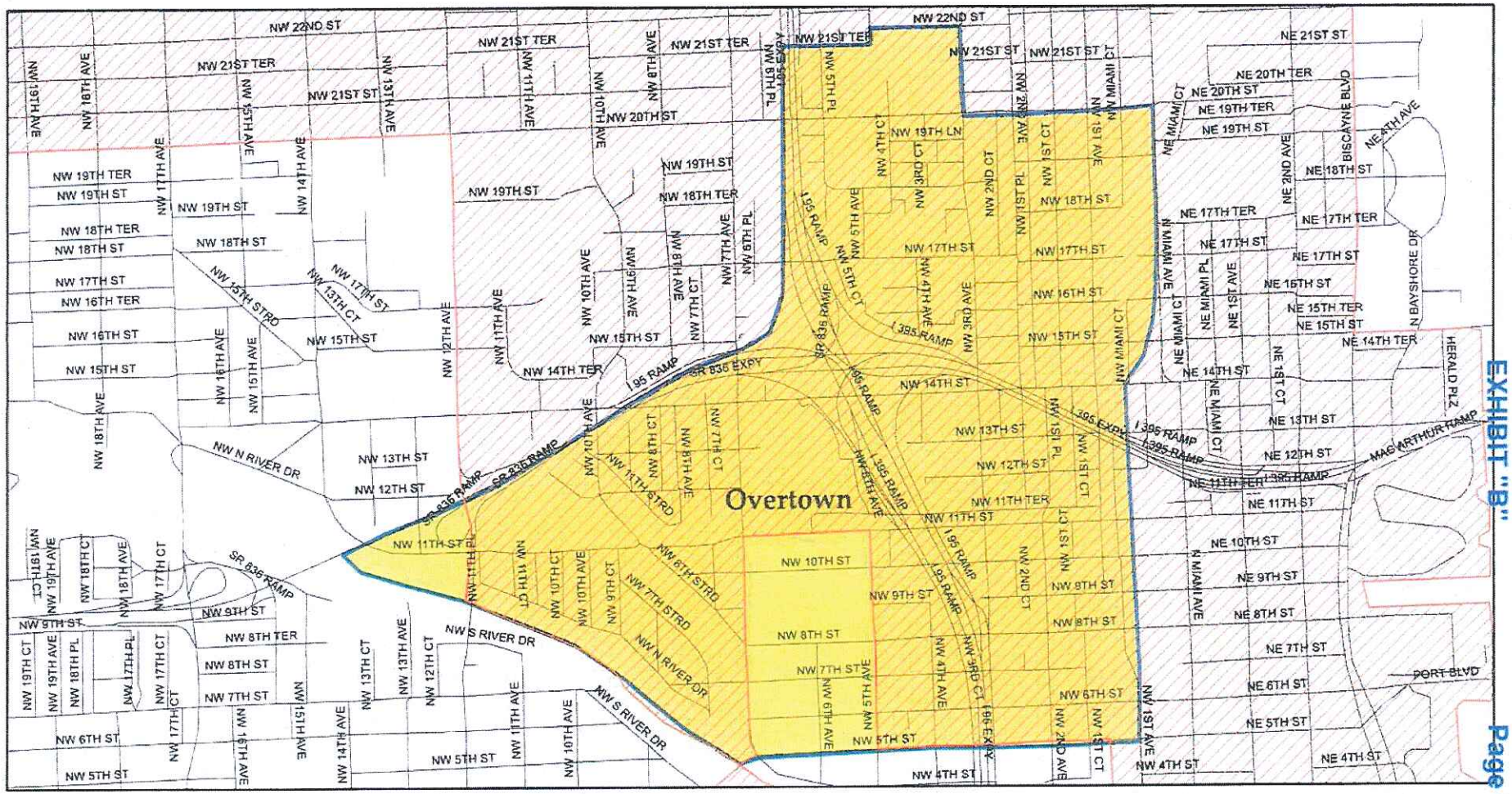
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

OCTOBER 2010

EXHIBIT "B"

OVERTOWN
TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



0 1
Miles

TARGETED URBAN AREA

EMPOWERMENT ZONE

MIAMI-DADE COUNTY

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

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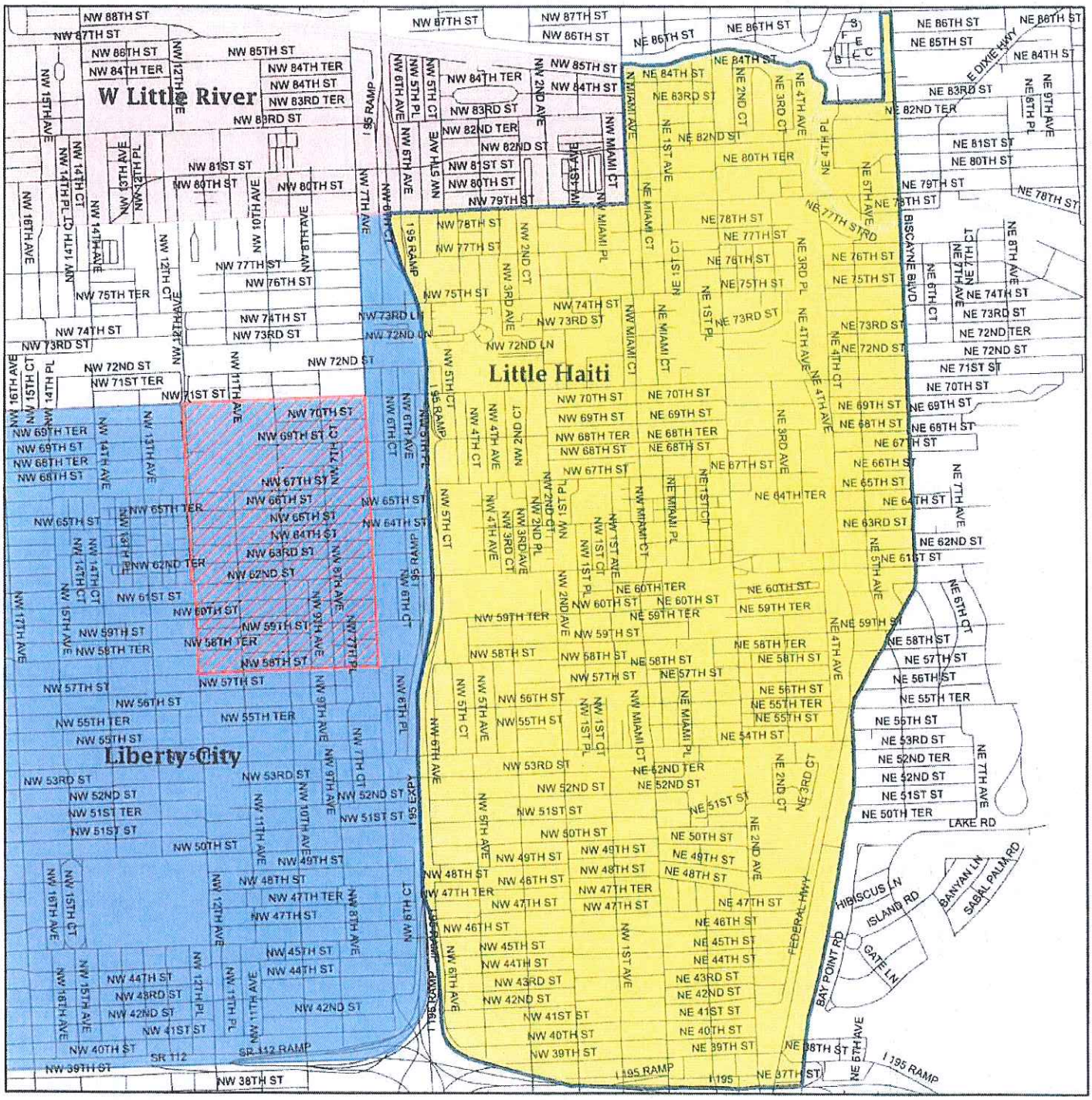
OCTOBER 2010

EXHIBIT "B"

LITTLE HAITI
TARGETED URBAN AREA & EMPOWERMENT ZONE
MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

0 1
Miles

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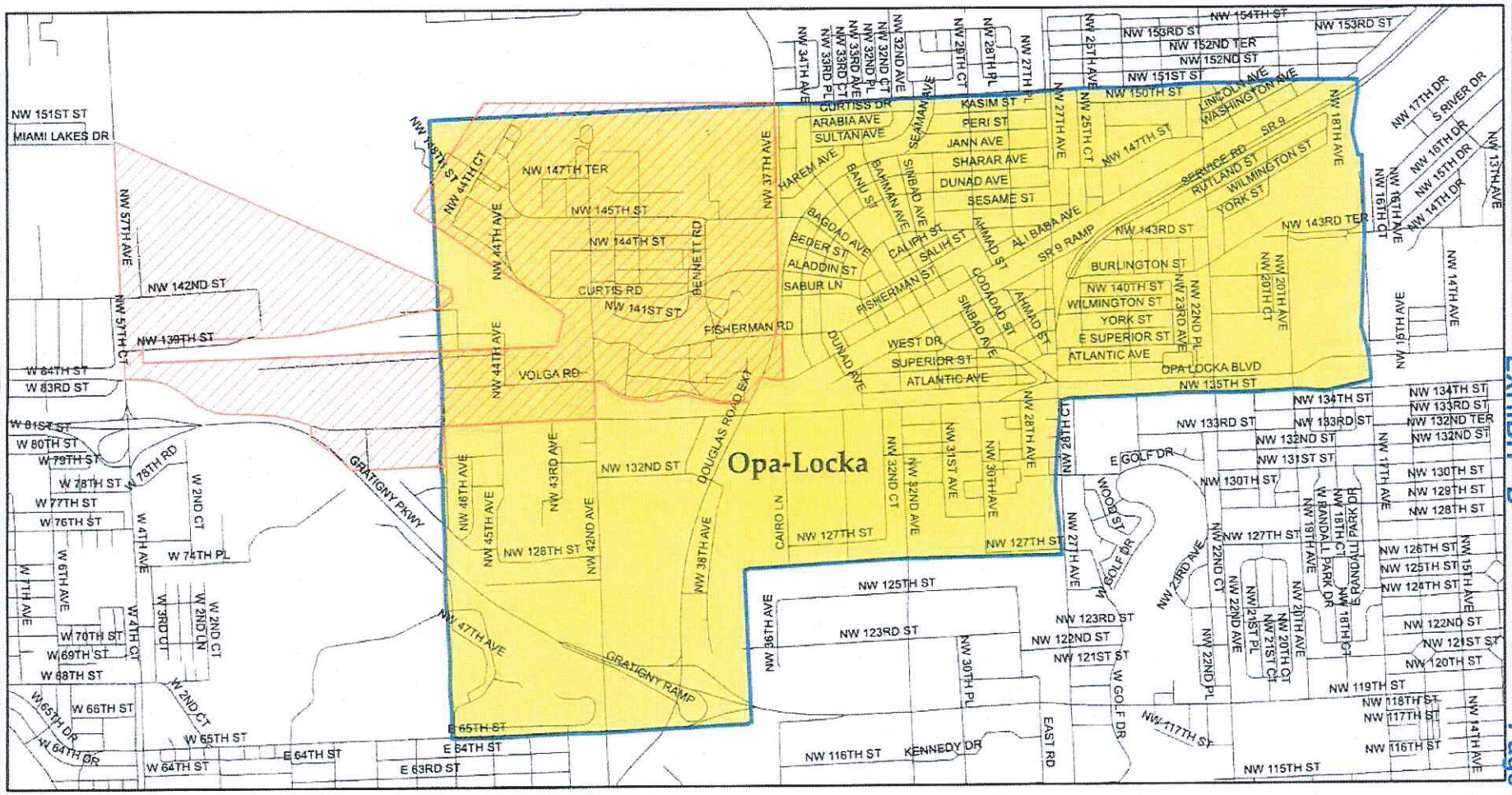
MIAMI-DADE COUNTY

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

OCTOBER 2010

OPA-LOCKA
TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

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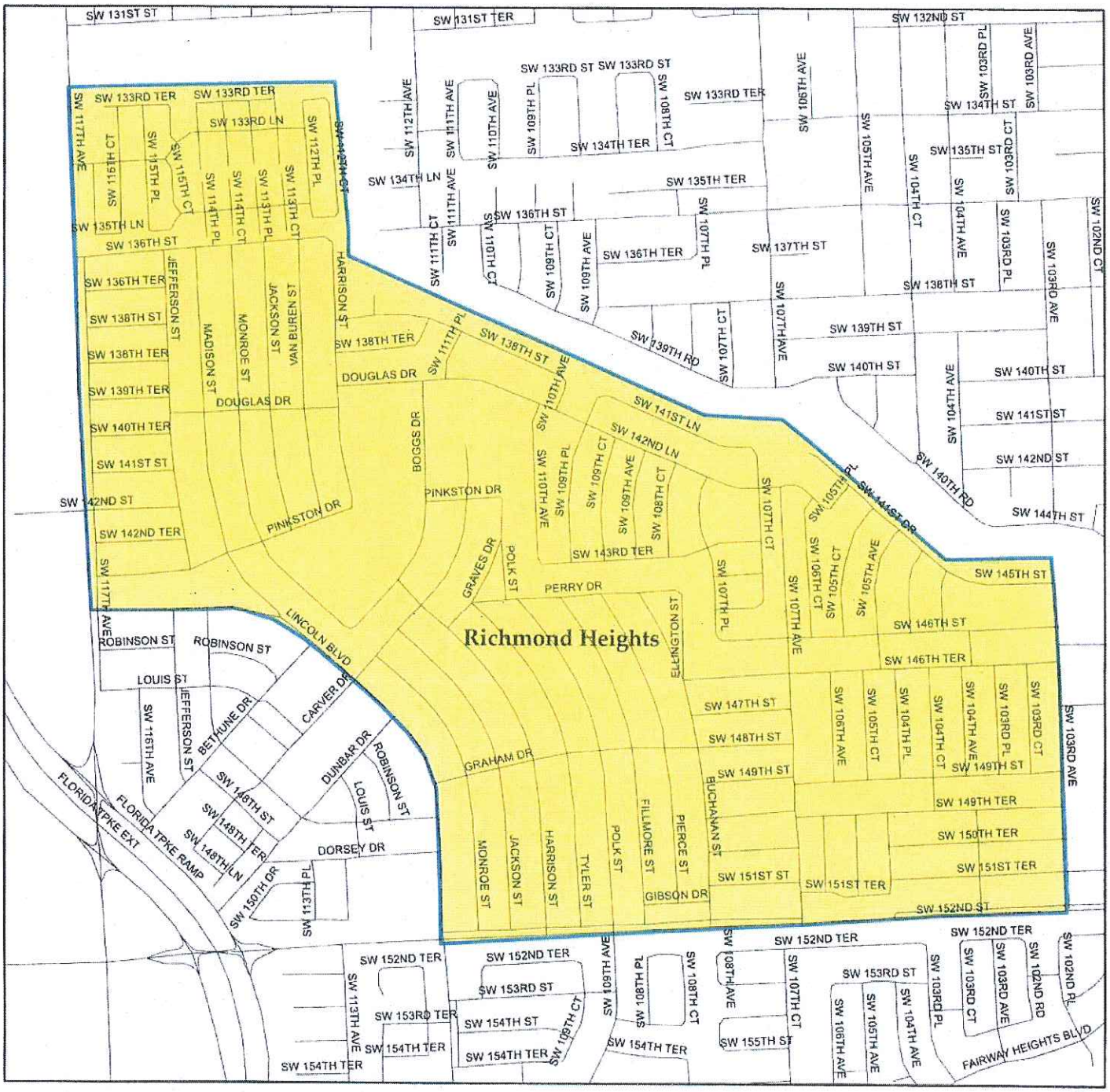
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

OCTOBER 2010

EXHIBIT "B"

Page 16 of 85

RICHMOND HEIGHTS
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

0 0.25 0.5
Miles

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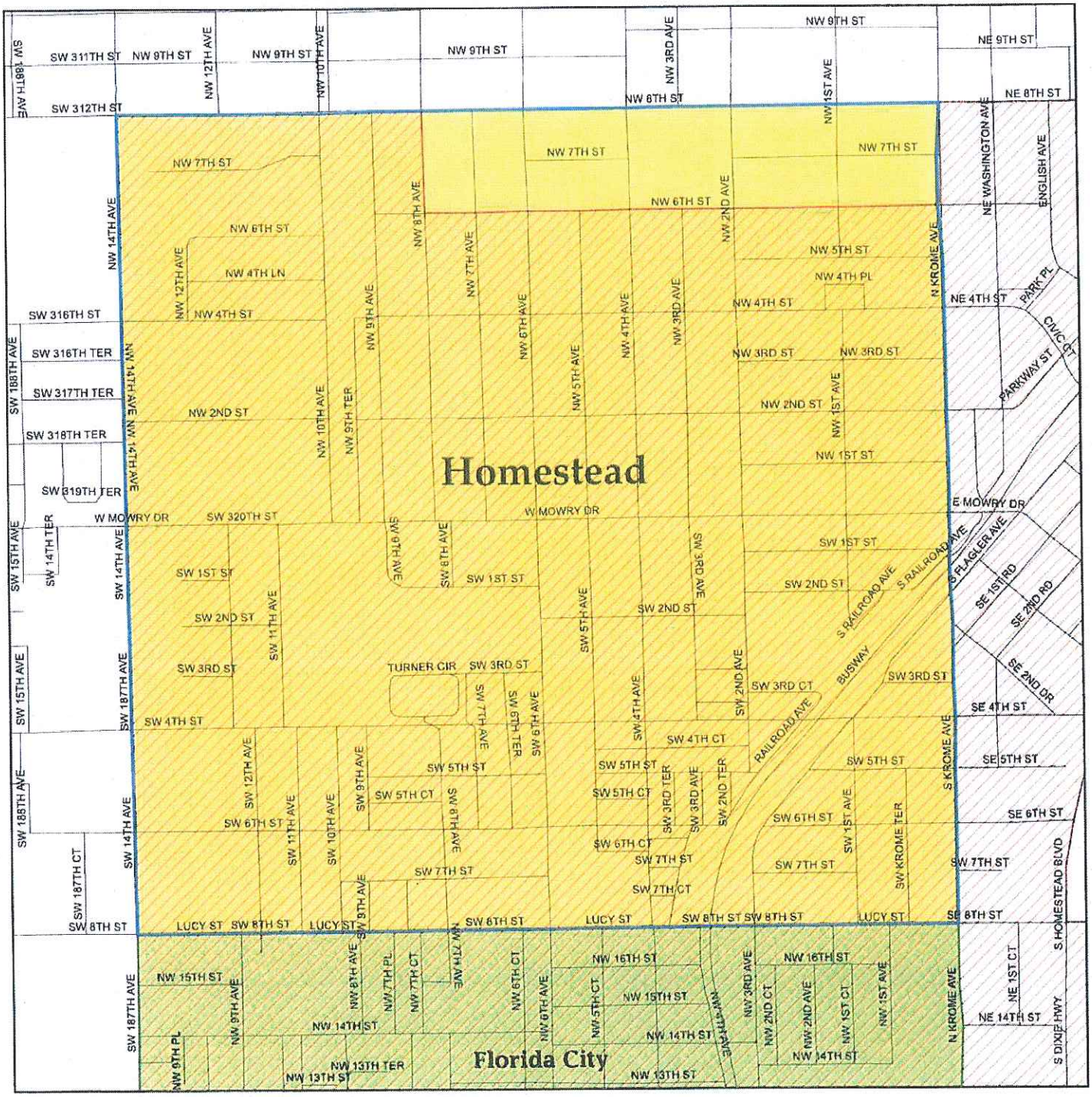
OCTOBER 2010

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

HOMESTEAD

TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

0 0.25 0.5
Miles

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18

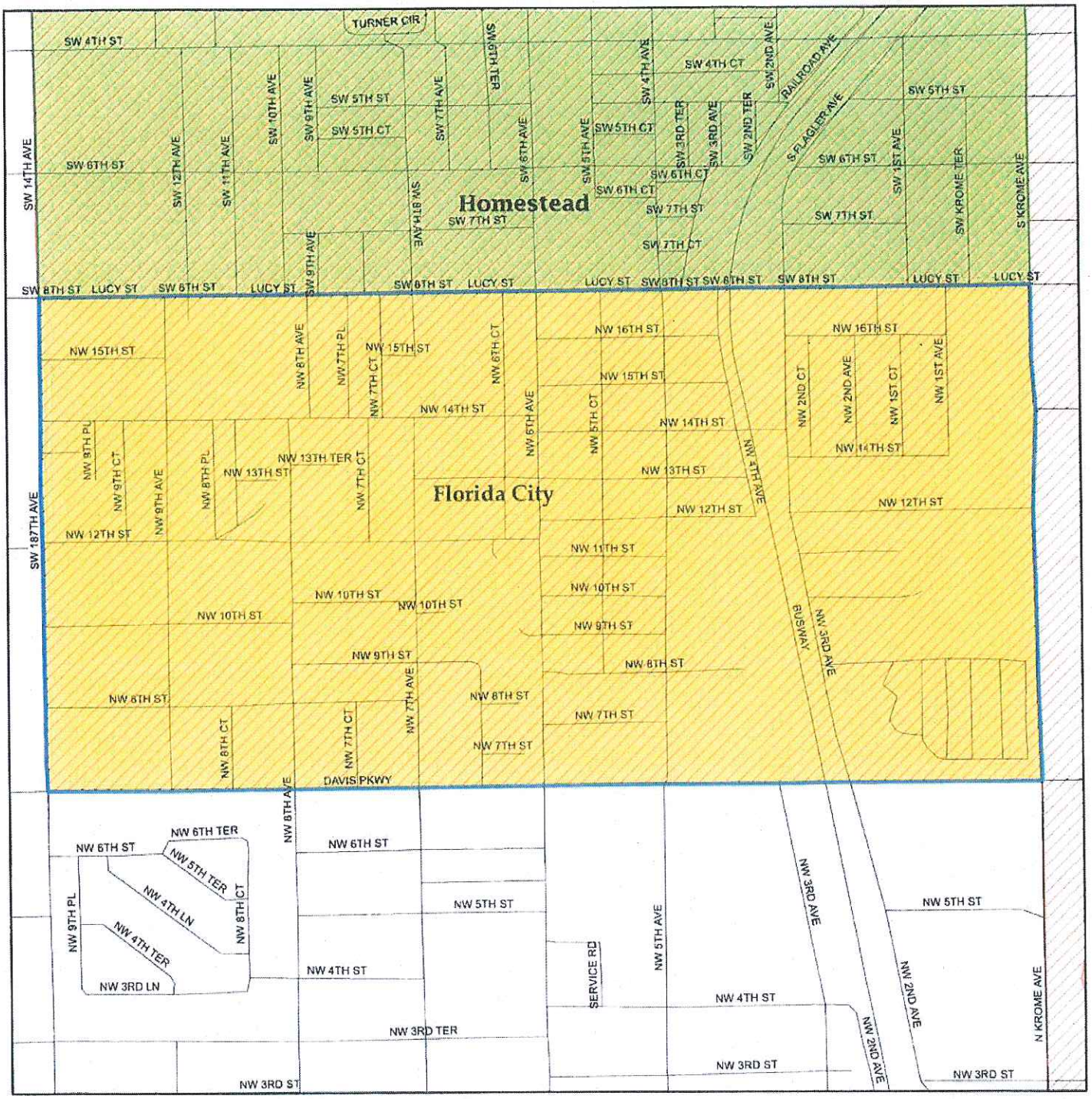
OCTOBER 2010

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

FLORIDA CITY

TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



OCTOBER 2010

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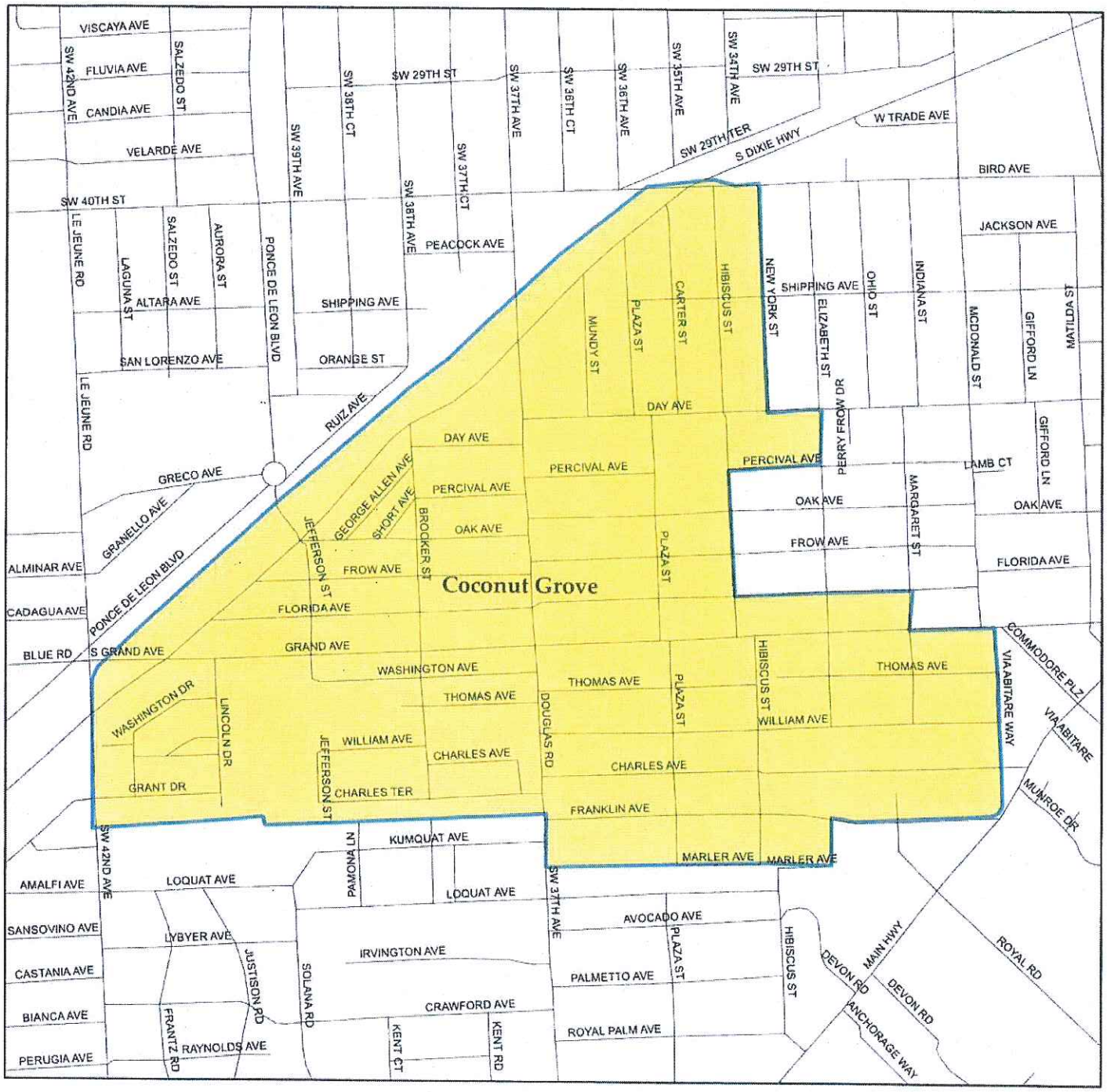
MIAMI-DADE COUNTY

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

COCONUT GROVE
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA



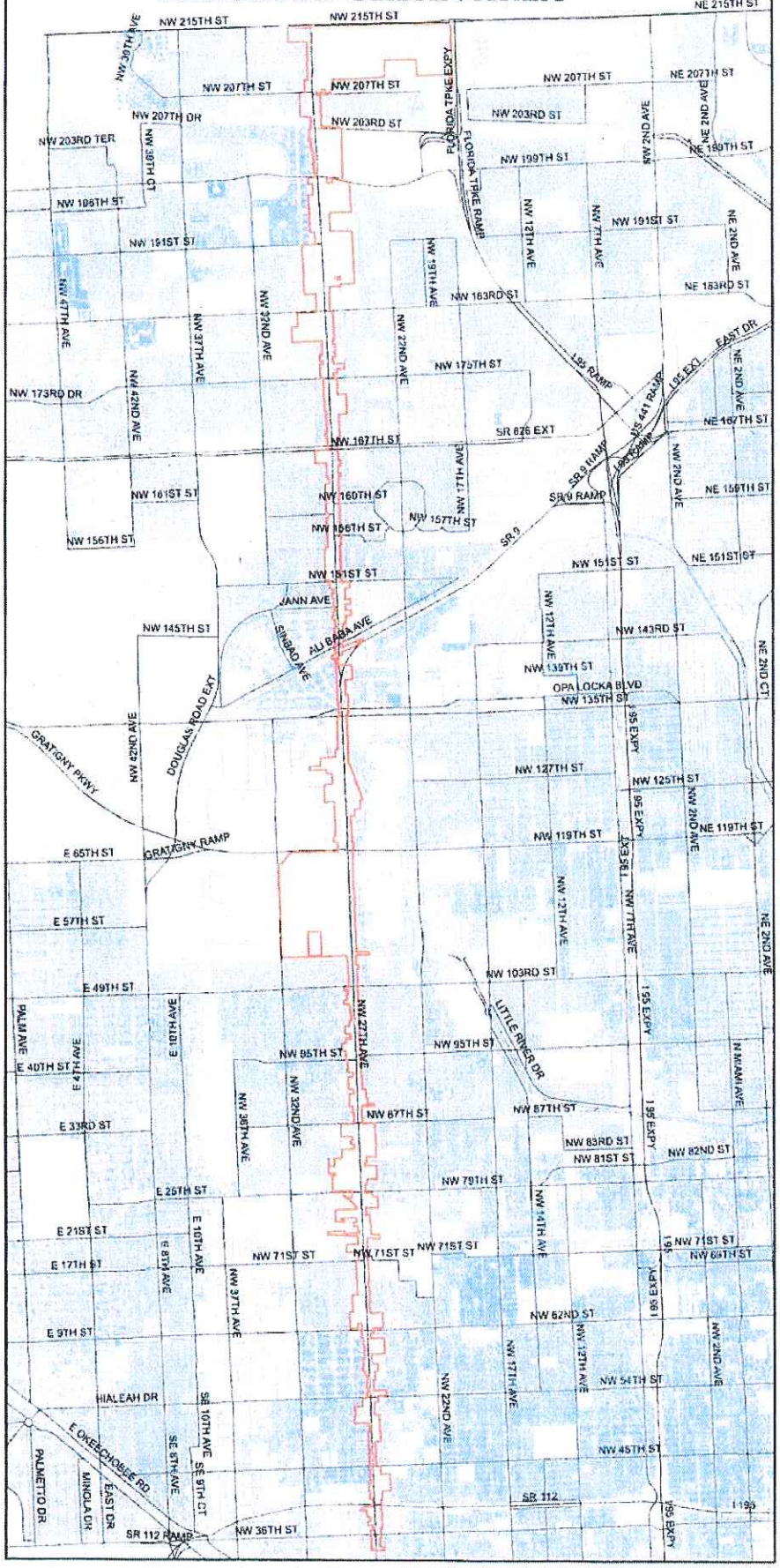
TARGETED URBAN AREA

0 0.5
Miles

OCTOBER 2010

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

NORTHWEST 27th AVENUE CORRIDOR TARGETED URBAN AREA



* Includes all Parces Fronting NW 27 Ave. from NW 34 Street to NW 215 Street

Major Streets and Highways

0 2,640 5,280 10,560
Feet

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

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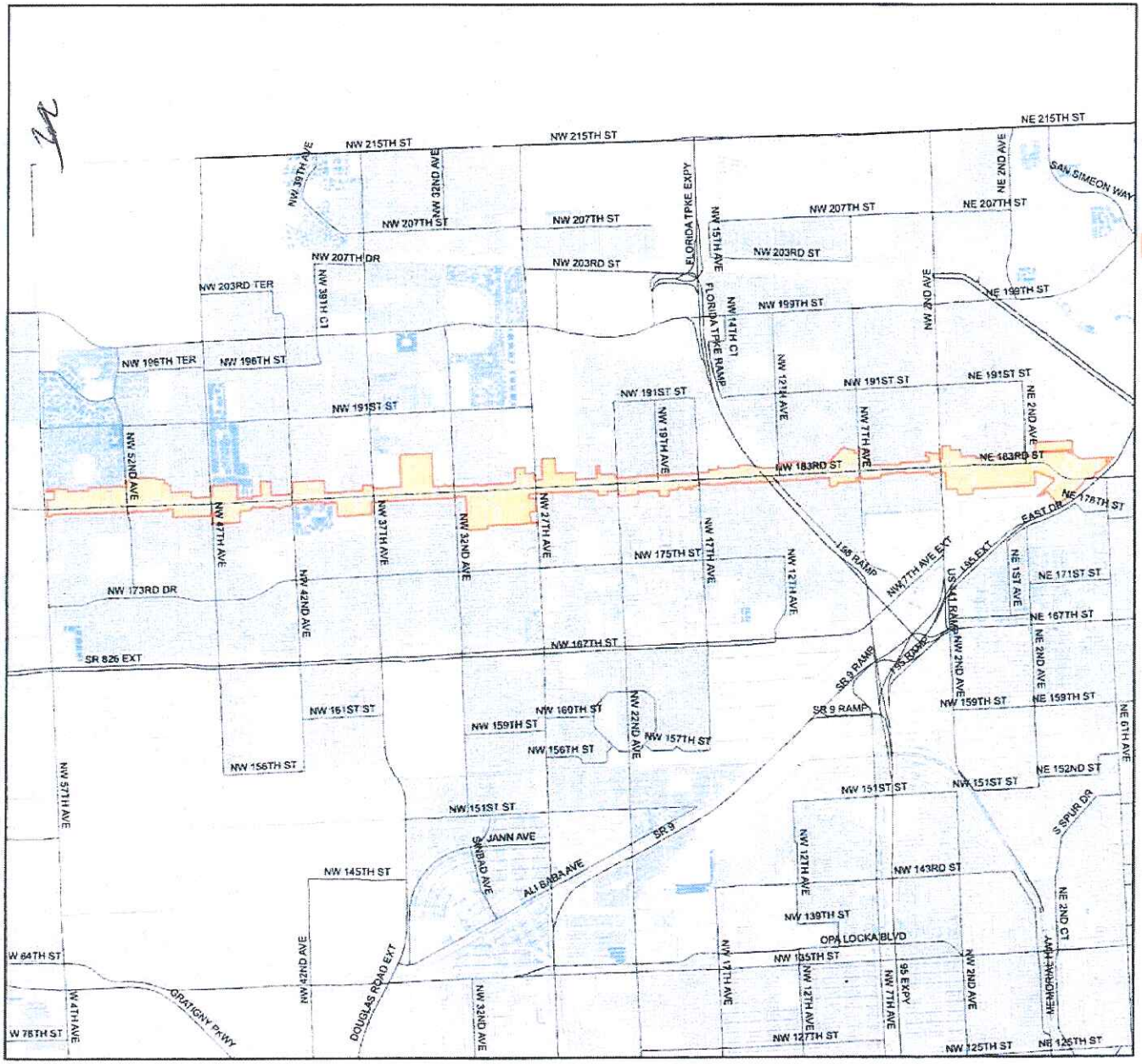
SEPTEMBER 27, 2010

NORTHWEST 183rd STREET CORRIDOR
TARGETED URBAN AREA



* Includes all Parces Fronting NW 183 Street. from NW 57 Avenue to NE 6th Avenue

Major Streets and Highways

0 2,640 5,280 10,560
Feet

MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

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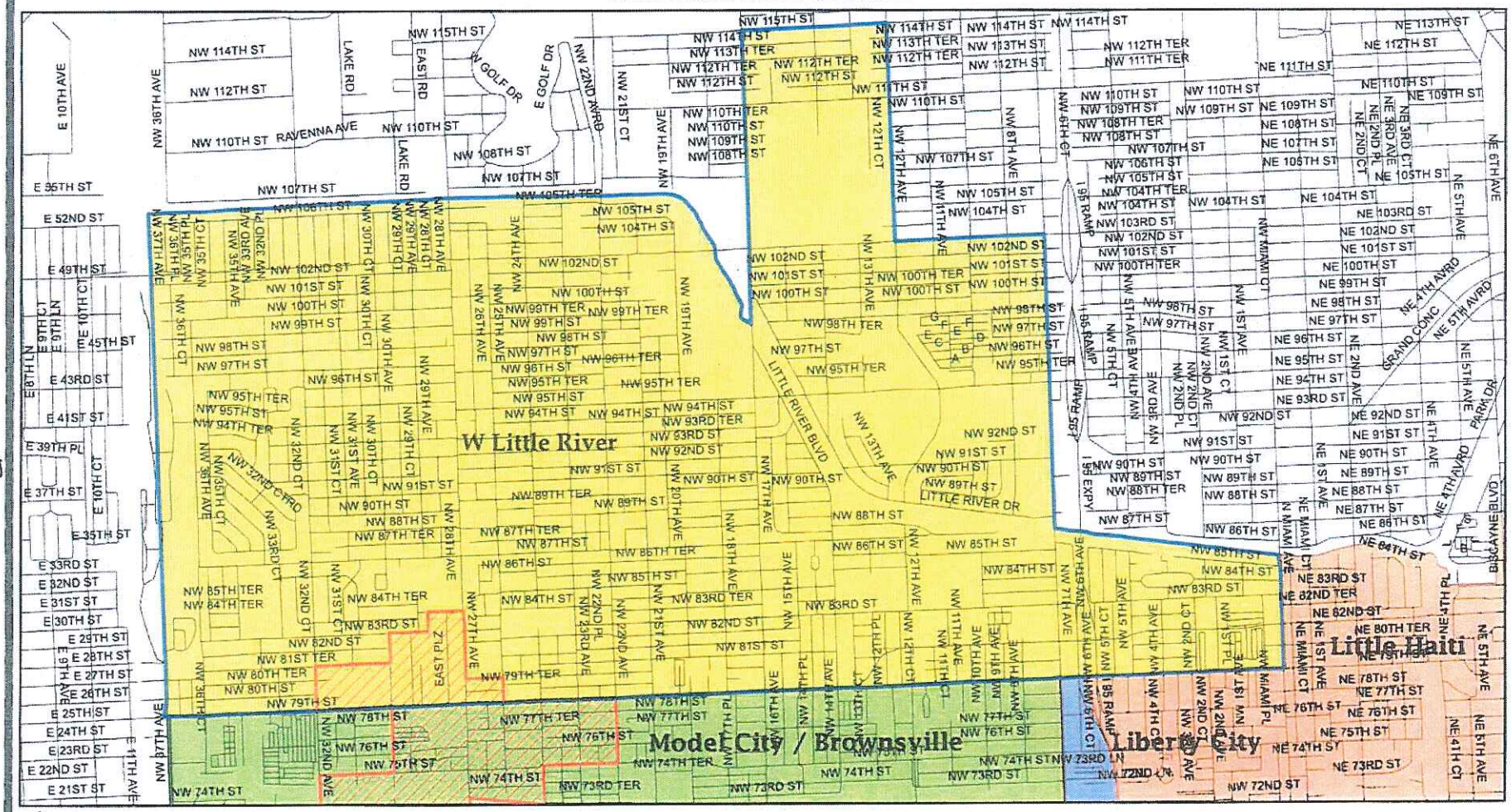
SEPTEMBER 27, 2010

EXHIBIT "B"

W LITTLE RIVER
TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE

0 1 2
Miles

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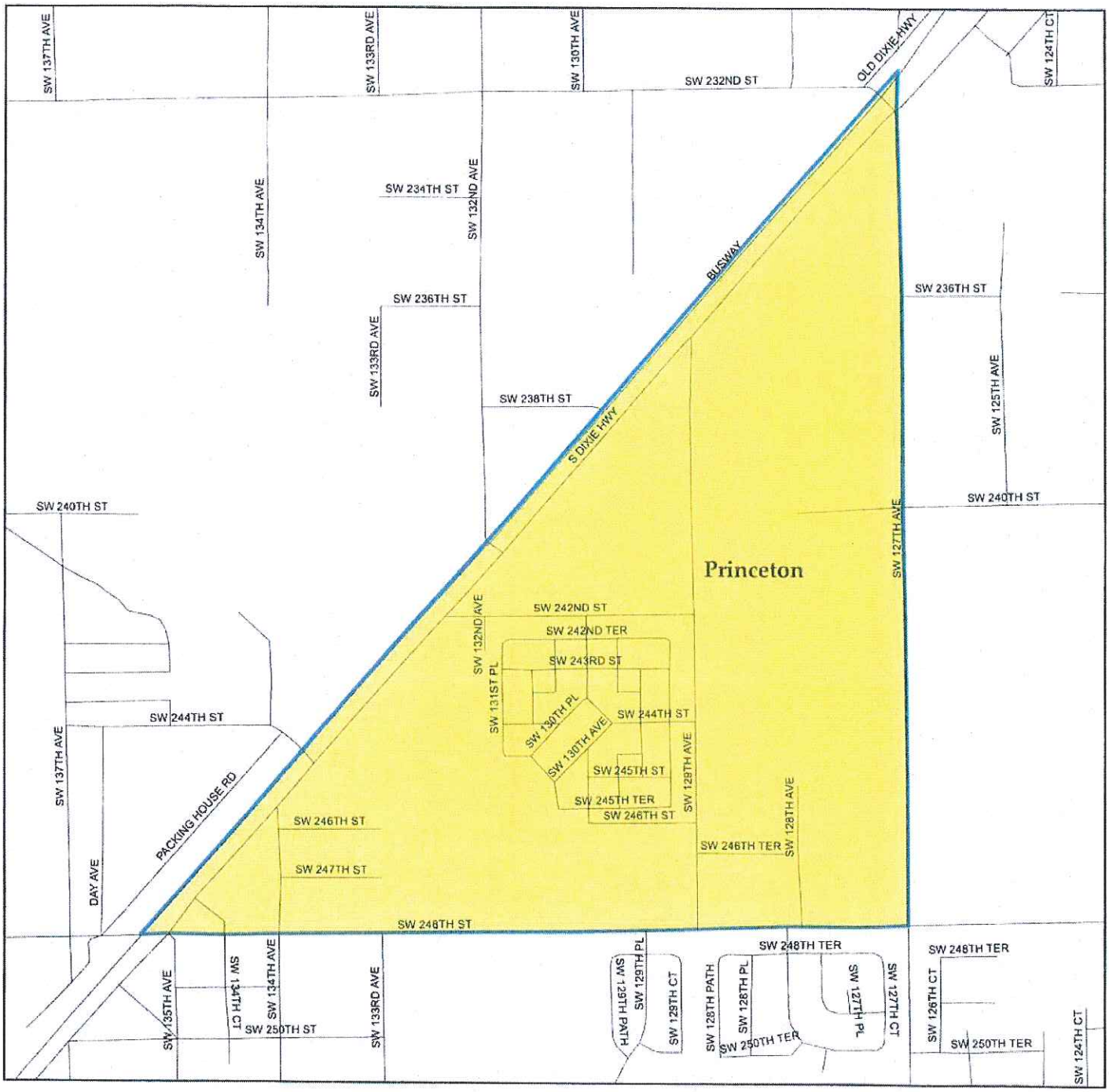
MIAMI-DADE COUNTY

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

OCTOBER 2010

EXHIBIT "B"

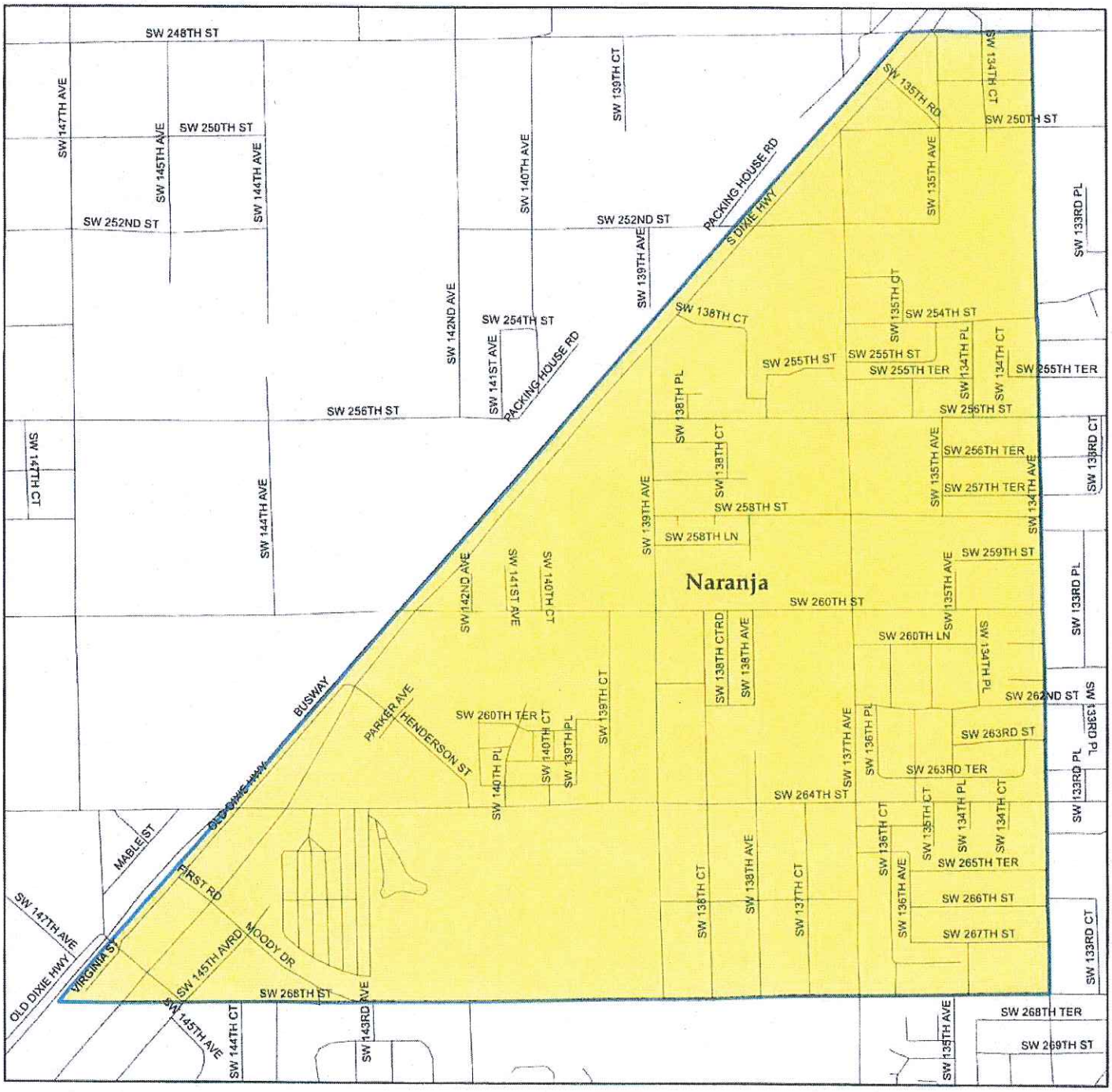
PRINCETON
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

0 0.25 0.5
Miles

NARANJA
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA

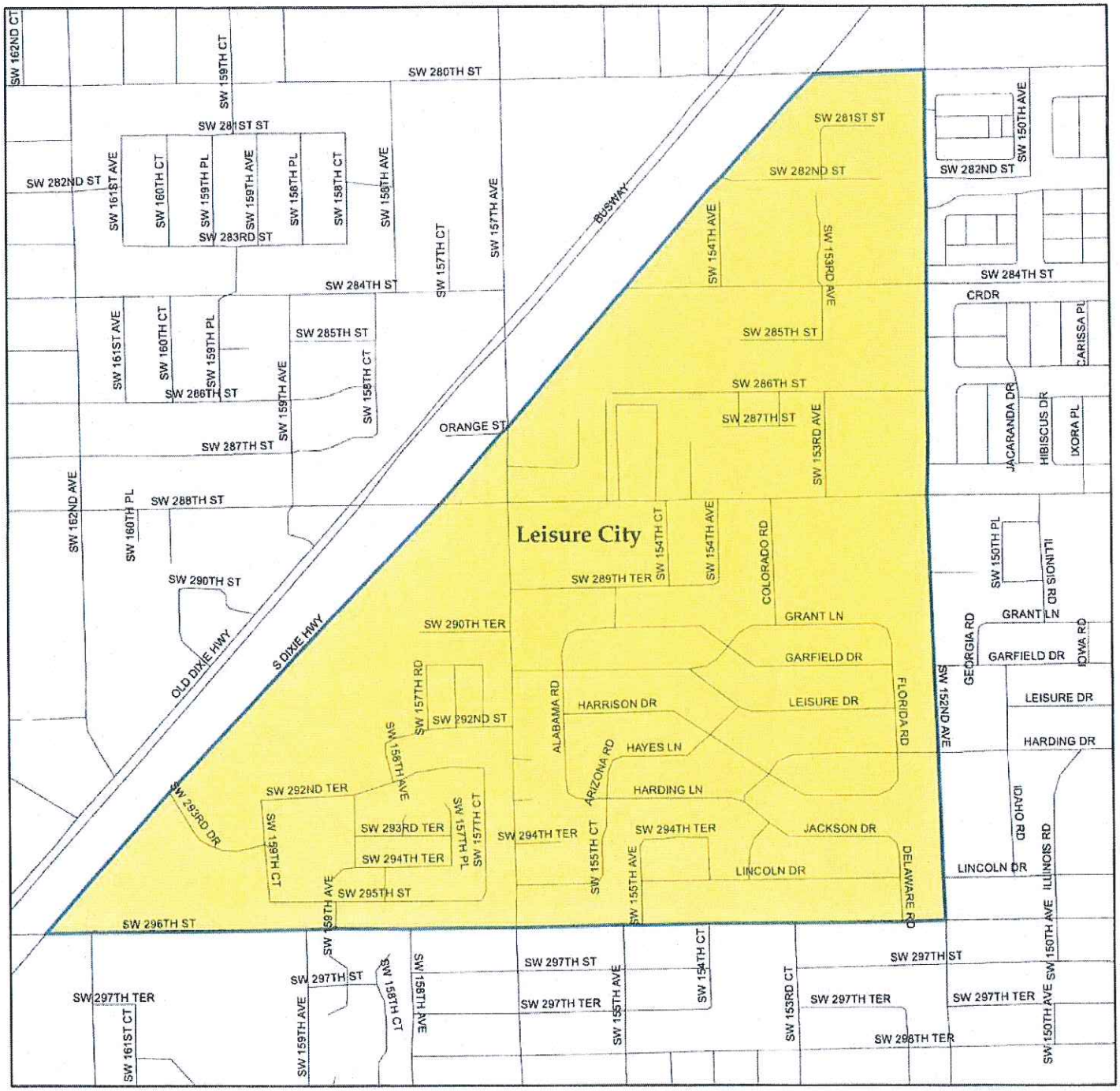


TARGETED URBAN AREA

0 0.25 0.5
Miles

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

LEISURE CITY
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA



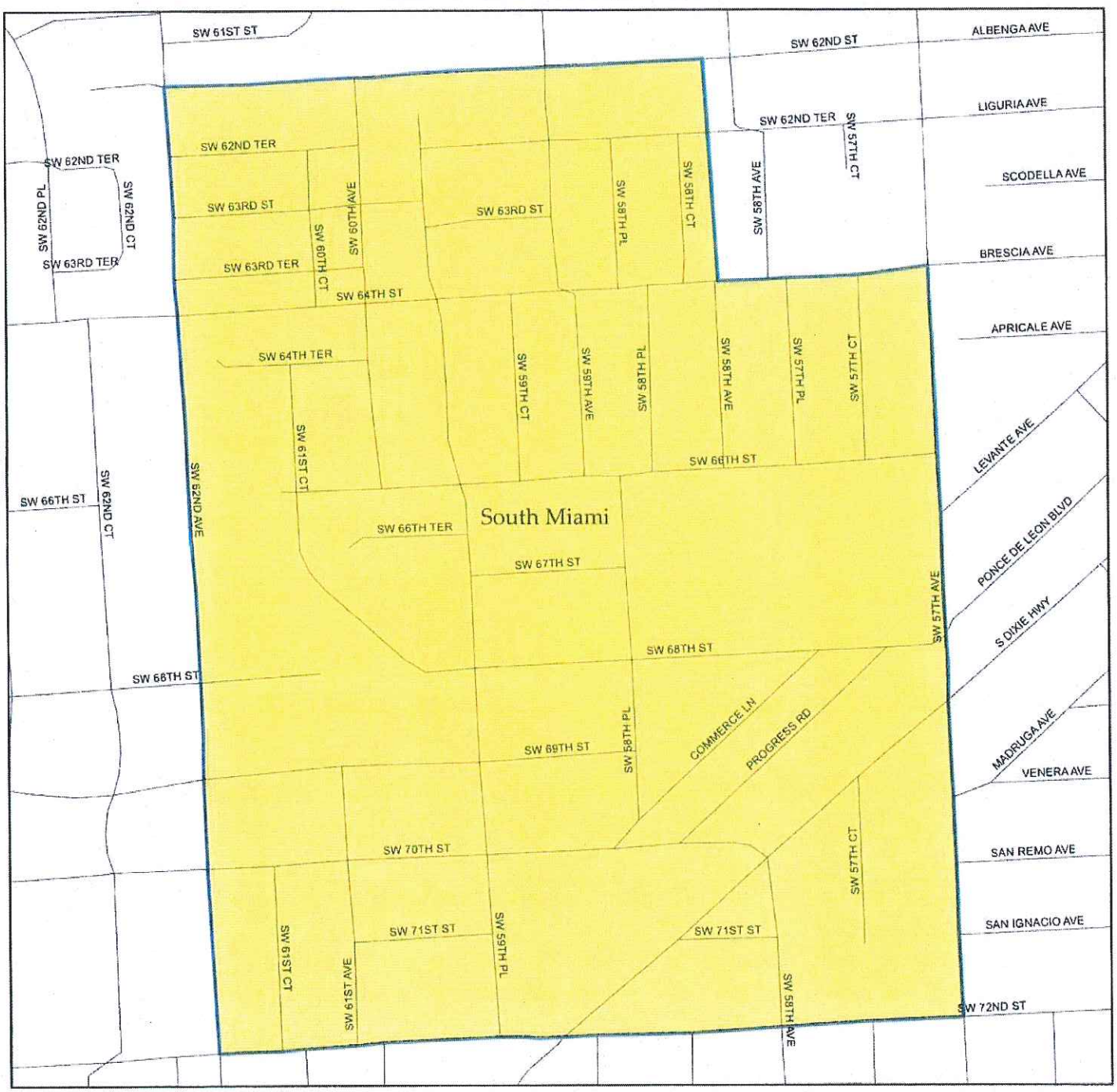
TARGETED URBAN AREA

0 0.25 0.5
Miles

OCTOBER 2010

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

SOUTH MIAMI
TARGETED URBAN AREA
MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

0 0.25
Miles

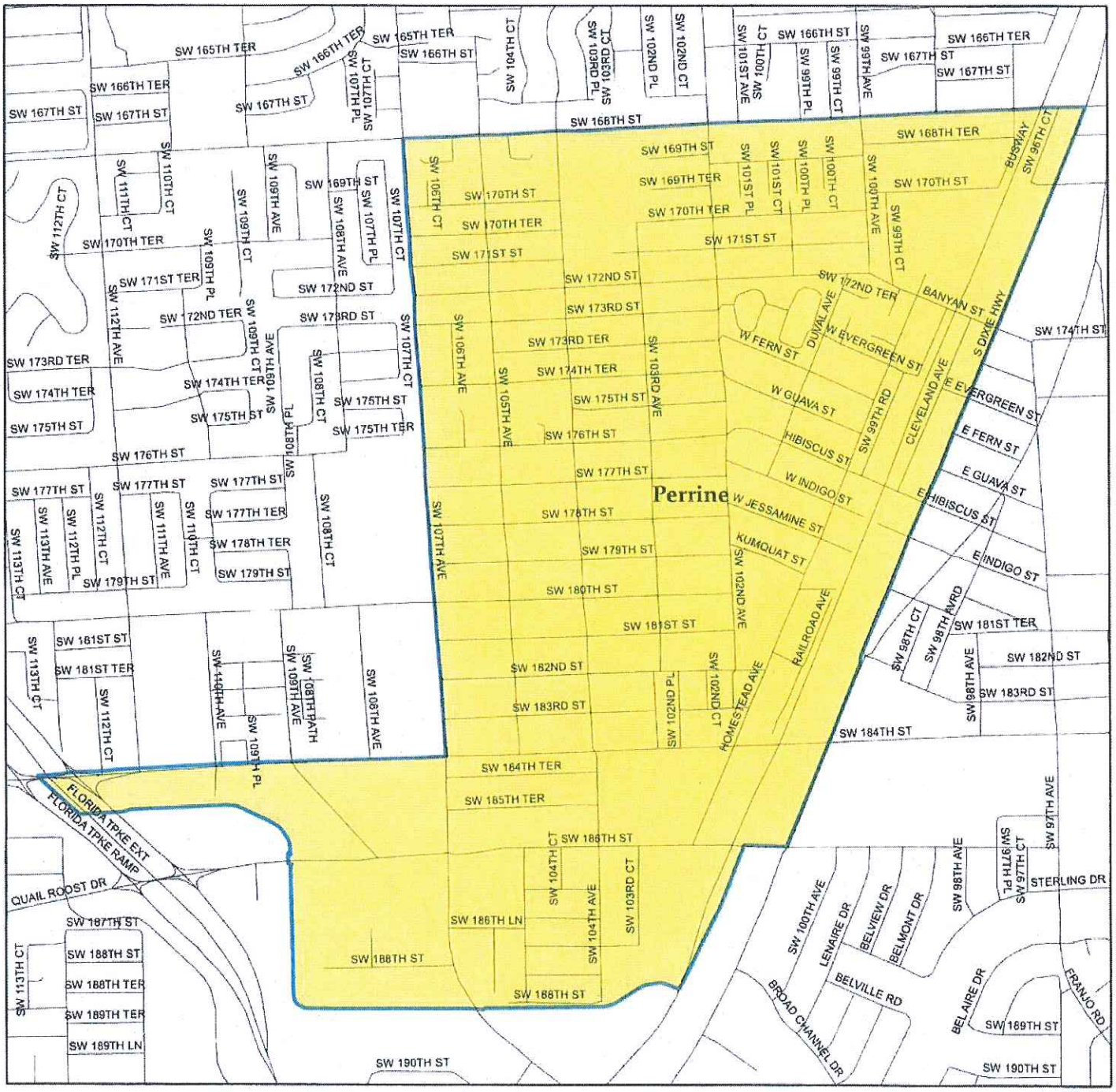
OCTOBER 2010

DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

PERRINE

TARGETED URBAN AREA

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

0 0.25 0.5
Miles

NORTH MIAMI 7th AVENUE DISTRICT
TARGETED URBAN AREA

* Includes all Parces Fronting NW 7th Avenue from NW 119 Street to NW 143 Street

Major Streets and Highways

0 1,320 2,640
Feet

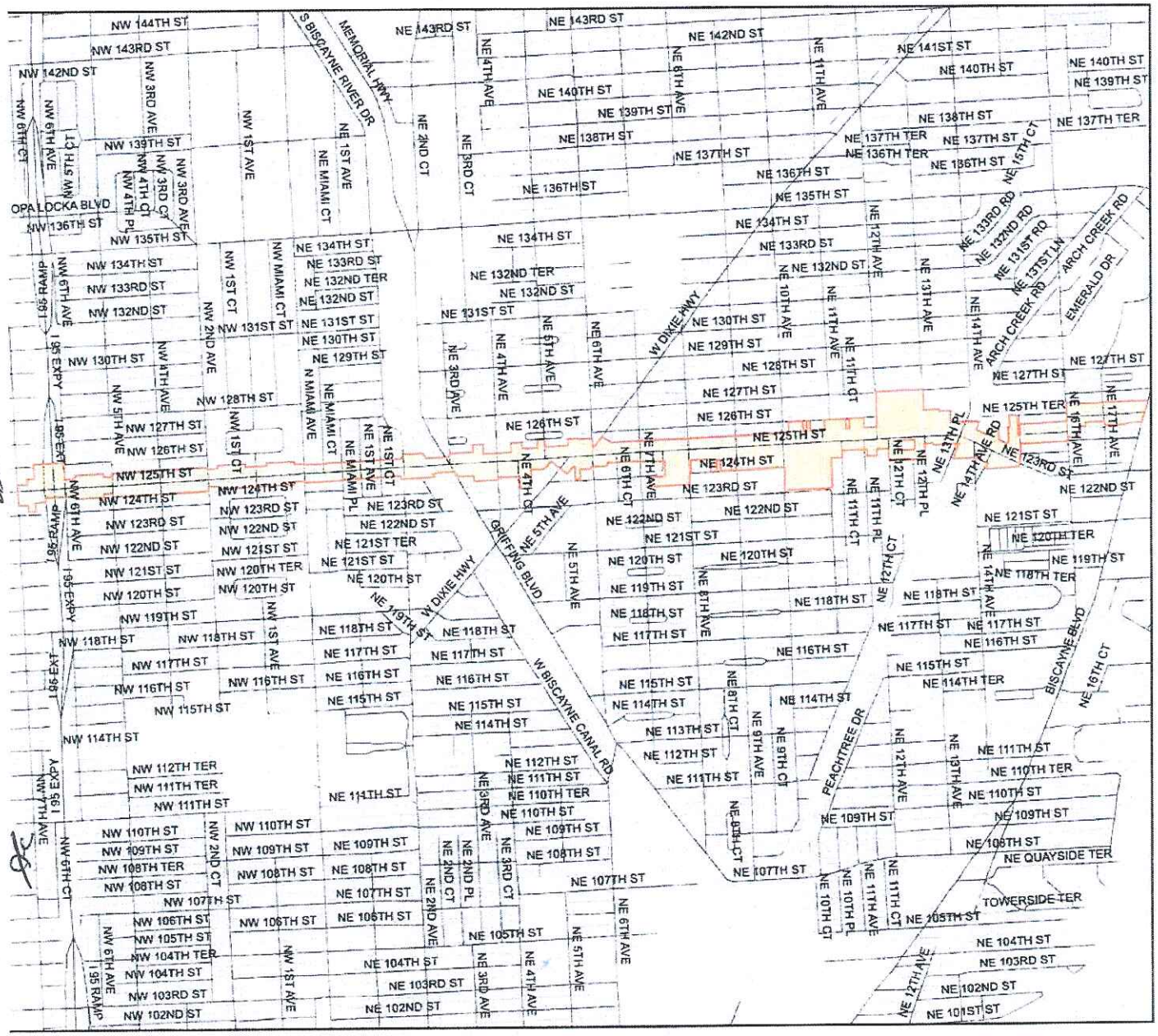
MIAMI-DADE COUNTY
MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

Delivering Excellence Every Day

OCTOBER 13, 2010

EXHIBIT "B"

NORTH MIAMI DOWNTOWN DISTRICT
TARGETED URBAN AREA



* Includes all Parces Fronting NE 125 Street from NW 7 Avenue to Biscayne Boulevard

Major Streets and Highways

0 1,320 2,640
Feet

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

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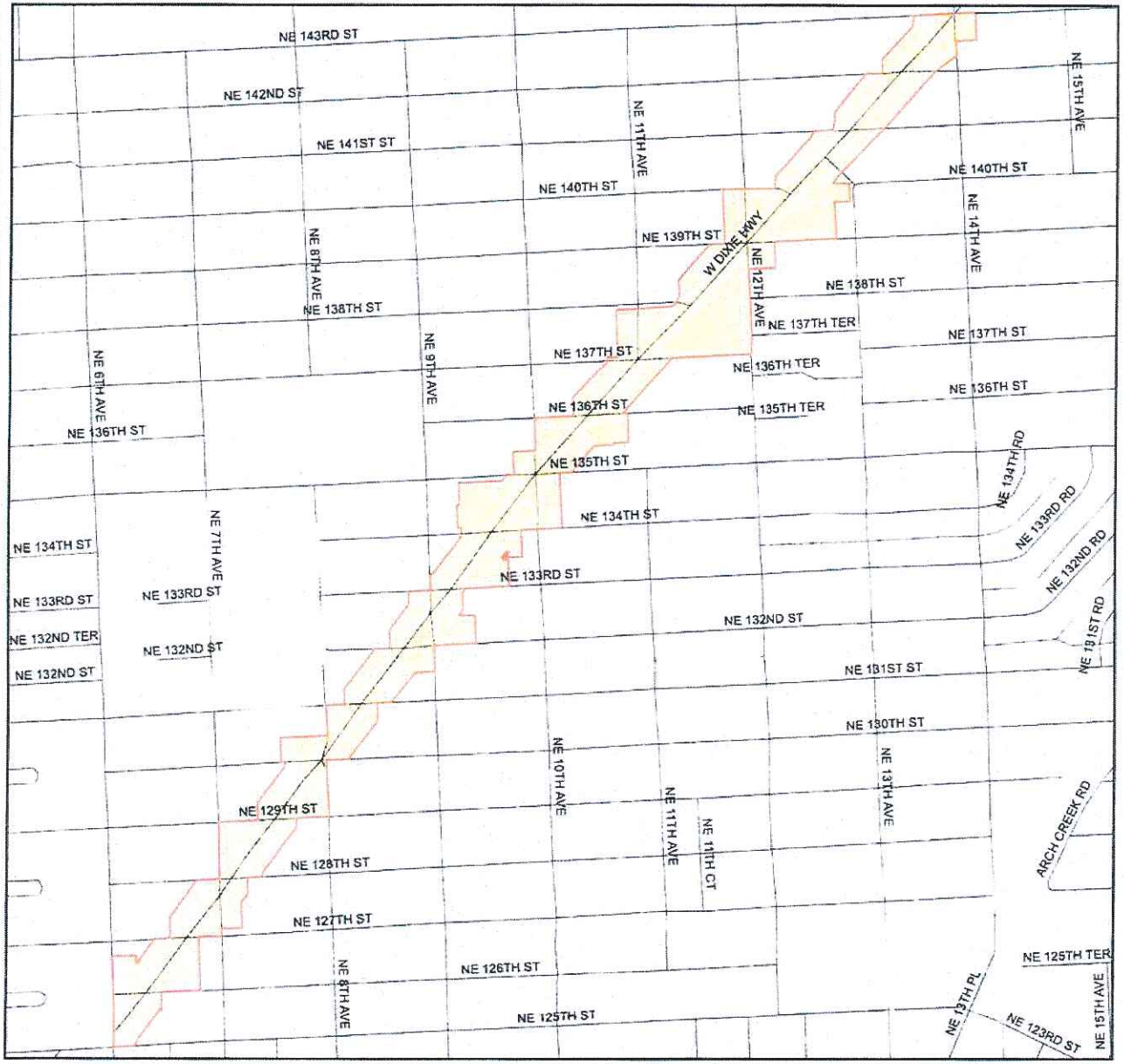
OCTOBER 15, 2010

EXHIBIT "B"

NORTH MIAMI WEST DIXIE HIGHWAY DISTRICT
TARGETED URBAN AREA



*Includes all Parces Fronting West Dixie HWY from NE 6 Avenue 125 Street to NE 14 Avenue 143 street

Major Streets and Highways

0 680 1,360
Feet

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

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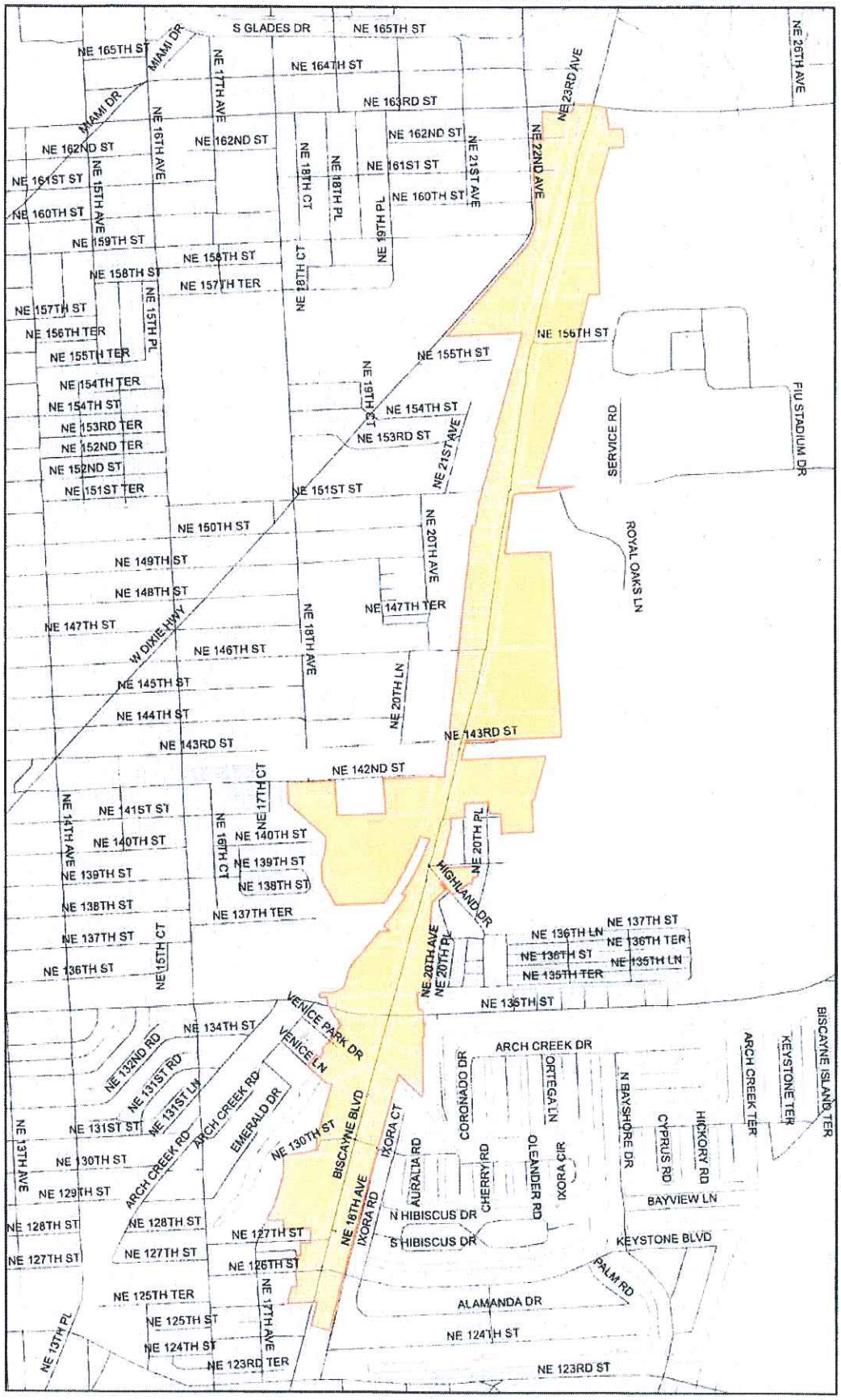
OCTOBER 15, 2010

58

NORTH MIAMI BISCAYNE BOULEVARD DISTRICT
TARGETED URBAN AREA



*Includes all Parces Fronting Biscayne Boulevard from NE 125 Stree to NE 163 Street

Major Streets and Highways

0 680 1,360 2,720
Feet

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

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OCTOBER 15, 2010

NORTH EMPOWERMENT ZONE
TARGETED URBAN AREAS

EXHIBIT "B"

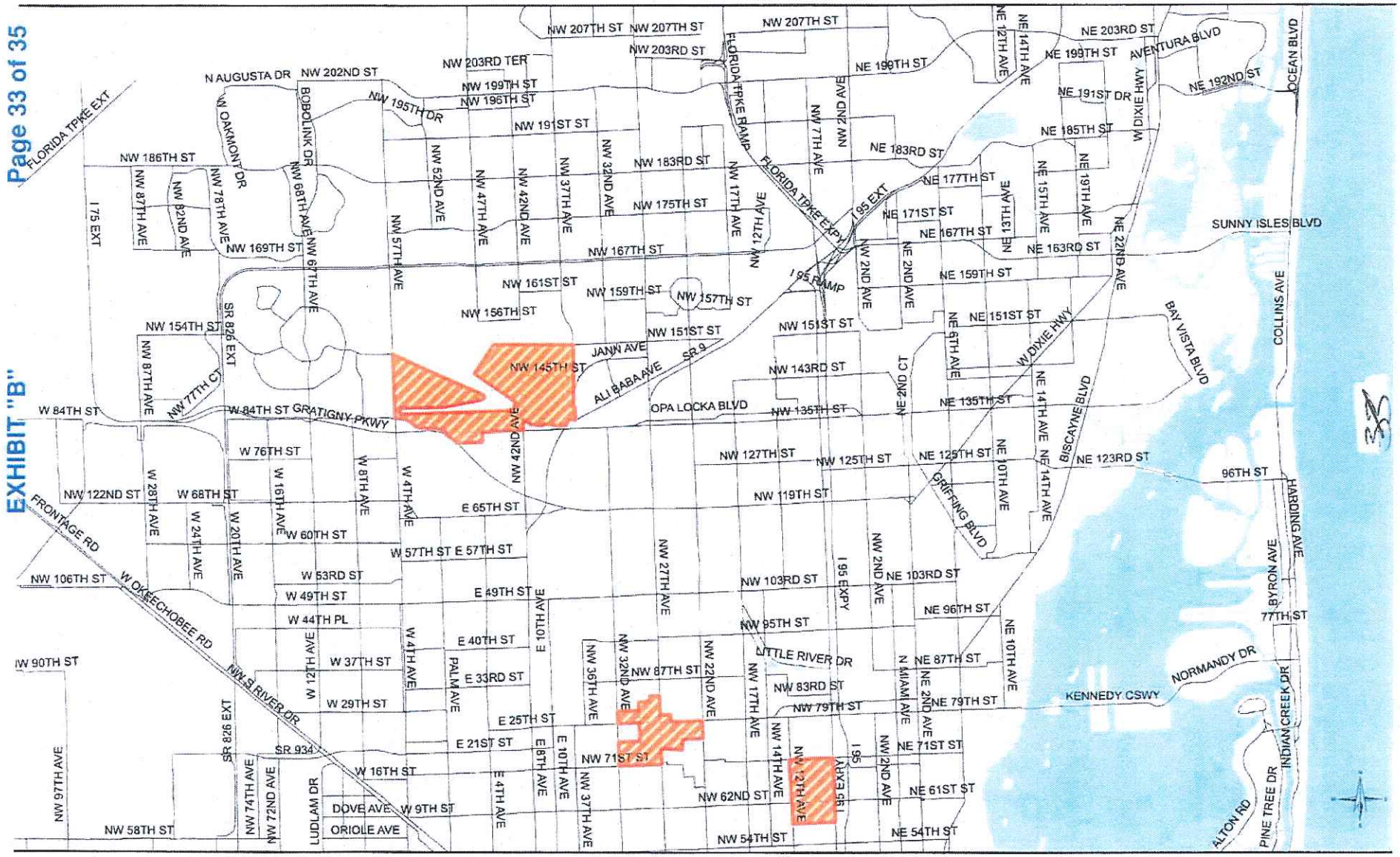
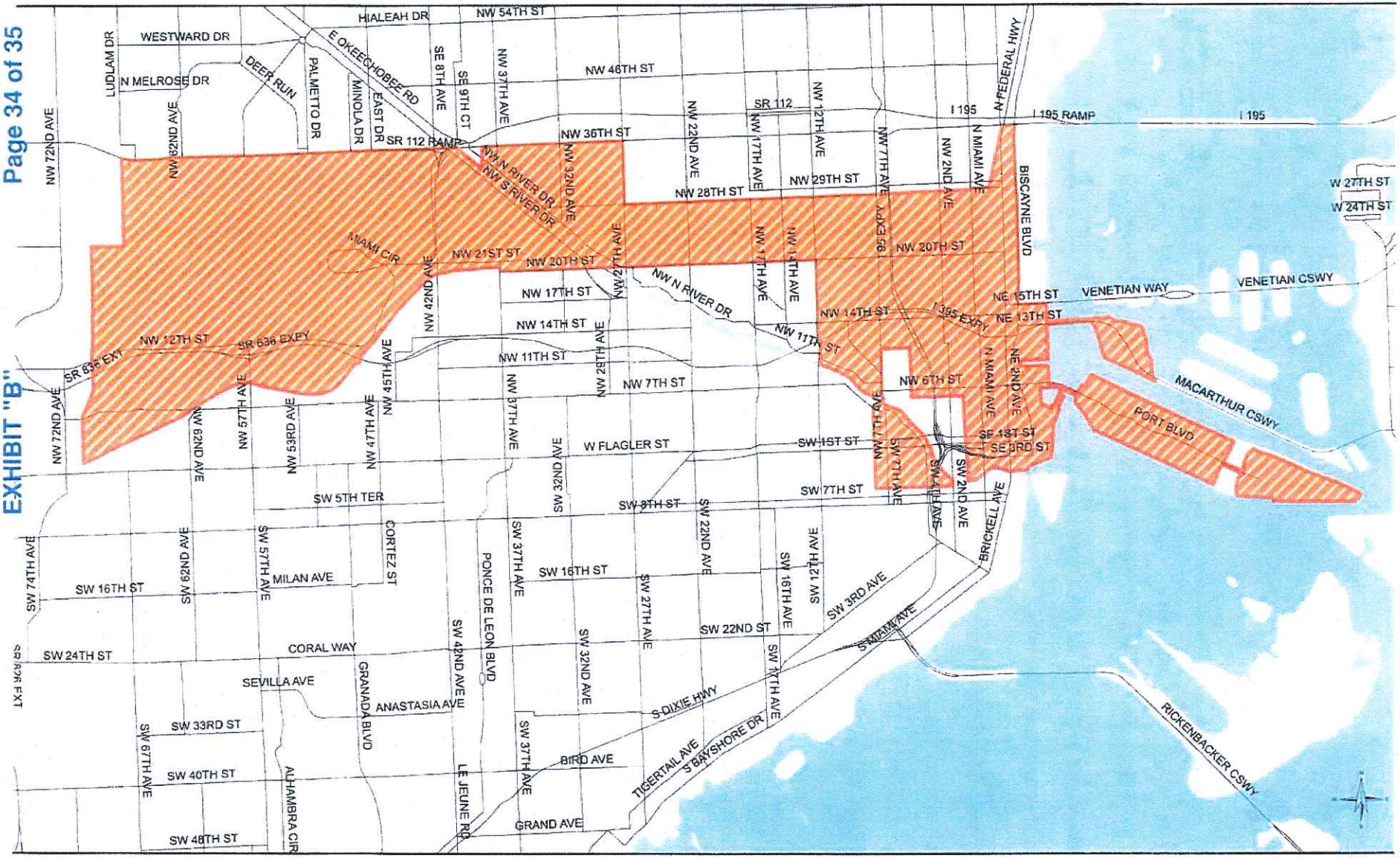


EXHIBIT "B"

CENTRAL EMPOWERMENT ZONE
TARGETED URBAN AREA



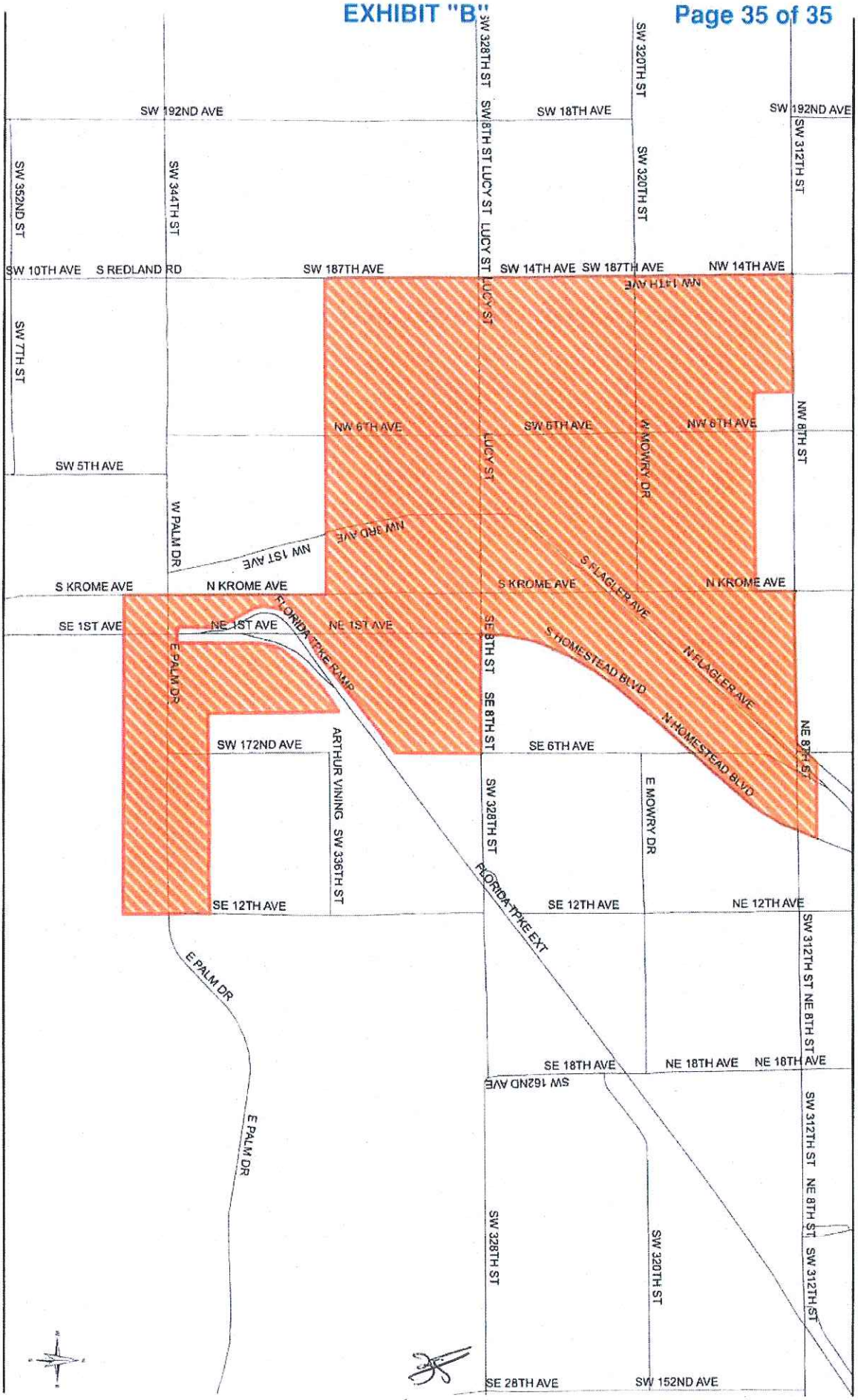
Empowerment Zone
Major Streets and Highways
Coastal Water

MIAMI-DADE COUNTY
MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
PLANNING RESEARCH SECTION

34

19

SOUTH EMPOWERMENT ZONE
TARGETED URBAN AREAS



Project Title: The Commons

Name of Business: Jessie Trice Community Health Center Inc.

Economic Development Fund
Application Dated: March 2nd 2016

2. PROJECT OVERVIEW

E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific)

The Commons is a 7.98 Acre site consisting of an Affordable Elderly Housing development currently under construction and an additional 14,000 SQFT Jessie Trice Health Center scheduled to start construction in June 2016. The proposed Jessie Trice Community Health Center will be a one story 14,000 SQFT state of the art facility consisting of clean and contemporary design. The new facility will offer comprehensive primary health care including family practice, ob/gyn, pediatrics, oral health and supporting ancillary services. Jessie Trice Community Health Center is a Florida 501 (c) 3, not-for-profit, Federally Qualified health Center. Jessie Trice has been serving the target population of uninsured and underinsured; 95% of which live at or below the Federal Poverty Level. Jessie Trice Community Health Center has not only delivered caring comprehensive primary care services; but also other services such as dentistry, family medicine, nutrition, HIV/AIDS services, behavioral health, transportation, healthy start program, school-based health, community health promotions, pediatrics, and ancillary services. More information regarding the valuable services that Jessie Trice brings to the community can be found at their website www.jtchc.org.

F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.

The construction of a new affordable housing facility and a new 14,000 square feet Jessie Trice Community Health Center facility will spur the economic development by providing 60 construction related jobs to the local community. Moreover, the Jessie Trice Health Center will bring in 45 healthcare positions to the community ($2.4 million). In addition to these direct positions, another 35 indirect jobs will be created as a result of re-spending on the facility and grounds maintenance as induced jobs generated by JTCHC annually and new revenues to the local restaurants, food stores, suppliers and gas stations will provide additional economic growth.

FORTUNE URBAN CONSTRUCTION

Construction Infrastructure Budget Prepared for:
Jessie Trice Community Health Center and The Commons

Date: 02/01/16

Description		Bid
DIVISION 2 - SITE WORK		
Clearing and Grubbing		$ 3,823.48
Loading of Cleared Material		$ 5,328.66
Hauling and Disposal Fee		$ 10,749.78
Rental Equip. Delivery, Mob. And Dismob.		$ 5,407.74
Bulk Excavation by Dozer 220 LF of Exfiltration Trench		$ 8,615.57
Bulk Excavation by Dozer 18" RCP and 24" CMP		$ 4,167.01
Debris Bafle		$ 11,860.82
Catch Basin Concrete Cover		$ 13,690.49
Catch Basin Concrete Cover		$ 13,690.49
Catch Basin Grate		$ 5,237.54
# Selected Fill		$ 8,691.64
12" Subgrade (LBR 40)		$ 25,646.02
8" Limerock Base (LBR 100)		$ 26,380.41
1 1/2" Type S-III Asphalt in (2) 3/4" Lifts		$ 47,076.78
Thermoplastic Reflective Pavement Marking 12"		$ 3,215.05
Thermoplastic Reflective Pavement Letter 24"		$ 2,801.94
Pavement Marking Arrow		$ 6,885.95
Pavement Marking Cross Hatch		$ 3,308.24
Painted Pavement Striping 4" White		$ 3,974.34
Alum. Eng. Grade Stop Signs		$ 3,140.87
Sign Post and Bracket		$ 3,269.11
6" Dia. PVC		$ 36,670.42
Private Pump Station		$ 83,724.35
6" Double Detector Check Val. Backflow Prevent.**WS4.20**		$ 5,835.60
6" Double Detector Check Val. Backflow Install		$ 4,509.45
2" Water Service Per **WS2.16**		$ 6,252.18
2" PVC		$ 6,962.47
Fire Hydrant Per **WS4.50**		$ 10,372.50
Fire Hydrant extension		$ 3,518.22
6" DIP Water Main		$ 10,031.36
6" DIP Water Main Install		$ 4,017.83
6" Gate Valve		$ 9,142.79
8" DIP Water Main		$ 221,482.64
8" DIP Water Main Install		$ 47,758.44
8"-45 Deg. Bends		$ 2,922.73
8" Gate Valve		$ 7,382.17
8"-90 Deg. Bends		$ 2,676.39
8"x6" Tee		$ 2,956.72
16"x6" Tee		$ 3,424.38
16"x8" Tee		$ 3,540.08
16"-45 Deg. Bends		$ 5,280.76
16" Gate Valve		$ 7,168.27
16" Plug and 2" FVO Per **WS-1.61**		$ 3,436.86
16" DIP Water Main		$ 91,747.84
16" DIP Water Main		$ 20,921.82
Excavate Trench equipment and operator		$ 23,817.78
Import Material for Backfill Trench		$ 20,273.00
Backfill Trench equipment and operator		$ 7,709.66
MOT		$ 9,626.75
Landscaping		$ 46,049.87
Sub-Total		**$ 926,175.27**
DIVISION 3 - CONCRETE		
Concrete Sidewalks		$ 25,188.67
Anti Hydro		$ 6,332.99
Sub-Total		**$ 31,521.66**
DIVISION 4 - MASONRY		

FORTUNE URBAN CONSTRUCTION

Construction Infrastructure Budget Prepared for:
Jessie Trice Community Health Center and The Commons

Date: 02/01/16

Description			Bid
Brick Masonry			$ 3,976.04
Portland Type II			$ 3,239.32
Sub-Total			**$ 7,215.36**
PROJECT TOTAL			
Sub-Total			**$ 964,912.28**
General Conditions	**6%**		**$ 57,894.74**
Overhead	**2%**		**$ 19,298.25**
Profit	**6%**		**$ 57,894.74**
Total Proposed Bid			**$ 1,100,000.00**

Project Title: The Commons

Economic Development Fund
Application Dated: March 2nd 2016

Name of Business: Jessie Trice Community Health Center Inc.

6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

A. Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida.

In 2015, JTCHC had an overall economic impact of $47.1 million in Miami-Dade County. The impact in Miami Gardens was approximately $2.5 million. The new project at Miami Gardens Commons is expected to bring an additional 45 healthcare positions to the community ($2.4 million). In addition to these direct positions, another 35 indirect jobs will be created as a result of re-spending on facility and grounds maintenance as induced jobs generated by JTCHC annually. Contractors/Sub-contractors for construction of the project will provide jobs for approximately over 24 month period.

B. Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median? If yes, explain how that plan will be developed and implemented. (Yes)

Miami-Dade County, Florida Median Household Income is $43,099. 80% of $43,099 = $34,479. 51.30% of Miami-Dade County, Florida residents earn below $34,999.
(Source: 2010-2014 American Community Survey 5-Year Estimate). 68% of the new positions for this project will be direct healthcare workers with incomes of less than 80% of the County's median household income.

Plan and Implementation: An aggressive community-wide effort will be made to recruit/interview and select the best qualified/credentialed individuals for the available positions via job fairs, on-line job listings, outreach to local colleges/universities, Faith-Based organizations and the state employment office.